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May 16, 2013

**SENT BY ELECTRONIC MAIL**

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

c 4
Communication
cw May 21/13
Item: 28

Dear Mayor Bevilacqua and Members of Council:

**Re:    *Committee of the Whole – May 21, 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***

As you may recall, 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, was present at the previous Committee of the Whole meeting and still has concerns that we would like to bring to the attention of the Committee of the Whole ("the Committee") today.

The applications were previously deferred to enable a mediation to occur between my client and the applicant. Ms. Shatz has engaged in informal mediation with the applicant in the past, and was very willing to do so again, however, it was simply not possible in the time frame that was required by the applicant. We do not understand why the scheduling concerns of the applicant, being that the applications *needed* to return to Council before the summer break, took total precedence over the scheduling limitations of Ms. Shatz. In addition, when presented with the option of scheduling a mediation in an evening, counsel for the applicant advised that "We have now concluded that mediation with your client would not lead to a successful outcome and have requested that the matter be put before Council at the next meeting in May for a final decision." This does not indicate a willingness to mediate.

Ms. Shatz, with the support and blessing of many other neighbourhood residents, ask Council again to seriously consider what is being proposed in their neighbourhood before making a decision:

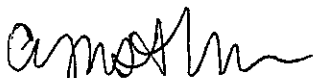
1. An increase in the number of residential units from 52 to 250; and,
2. The imposition of a tower amongst entirely low density housing forms, in an area being identified as a 'Stable Area' in the new Vaughan OP, and directly across from established, low density residential in the Town of Richmond Hill OP

As you know, the new Official Plan is before the Ontario Municipal Board ("the OMB"). The new Official Plan has very carefully identified where growth and 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



Aylesley L. Anderson

ALA/sf

c. Client