



MUNICIPAL, PLANNING & DEVELOPMENT LAW

2 September 2014

Sent via E-mail to clerks@vaughan.ca and via Fax to 905-832-8535

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Communication
CW: <u>Sept 2/14</u>
Item: <u>53</u>

Mayor and Members of Council
City of Vaughan
Clerk's Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Members of Council:

**Re: Item #53
Committee of the Whole Meeting, September 2, 2014
Zoning By-Law Amendment File Z.13.003 ("the Riotrin Application")
Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc. and SRF Vaughan
Property II Inc.
Ward 2 - Vicinity of Regional Road 27 and Langstaff Road (the "Riotrin Property")**

We are solicitors for Seven 427 Developments Inc. ("Seven/427"), the owner of lands fronting onto the north side of Highway 7, west of Highway 427, which lands are designated Mixed Use Commercial and zoned C5.

Seven/427 has only recently become aware of the Riotrin Application and has reviewed the staff report that will be before the Committee of the Whole on 2 September 2014. The Riotrin Application proposes a significant retail commercial development and Seven/427 has serious concerns regarding the process by which the Riotrin Application has come before the Committee of the Whole for consideration.

The City of Vaughan is being asked to approve a significant retail commercial development on the Riotrin Lands without the benefit of the technical studies and the public review that the City of Vaughan usually requires for similar applications. For instance, we understand that Riotrin did not submit a planning justification report, traffic report, or a market impact study in support of the Riotrin Application, which reports are typically required of applicants under Section 10.1.3 of the Official Plan. Without the analysis and information contained in these studies, the City of Vaughan does not have sufficient information regarding the implications of the Riotrin Application on the planned function of other lands and developments and on which it can make a well informed decision regarding the merits of the Riotrin Application.

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The draft by-law proposes to include a number of retail and service commercial uses that extend well beyond what would be permitted in the *Retail Employment Warehouse Area Zone (EM3)*. There are other lands in the City of Vaughan planned and approved by Council which are appropriately located to serve the residents of Vaughan and are already designated and zoned to permit this range of retail commercial uses. It is the opinion of Seven/427 that there is no need to approve the significant retail commercial development proposed by the Riotrin Application.

Request

We request that the Riotrin Application be deferred to permit its consideration by the City of Vaughan in the context of a thorough public process and to require that Riotrin submit the technical studies that are usually required by the City for this type of application. To do otherwise would apply a lower standard of review and consideration of the Riotrin Application than other applications, such as the applications in the City of Vaughan.

We also request notice of any decision of the Committee of the Whole and Council, including any notice of passing of a zoning bylaw. Notice may be sent to us at the following address:

Wood Bull LLP
65 Queen Street West, Suite 1400
Toronto, Ontario, M5H 2M5
Attn: Mary Bull/ Valeria Maurizio
mbull@woodbull.ca / vmaurizio@woodbull.ca

Yours very truly,

Wood Bull LLP

A handwritten signature in cursive script, appearing to read "Mary Bull", is positioned below the firm name.

Mary Bull
Certified Specialist (Municipal Law: Land Use Planning and Development)

c. Seven 427 Developments Inc.