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Communication	
CW:	<u>Sept 7/16</u>
Item:	<u>1</u>

September 7, 2016

VIA EMAIL

Mayor and Members of Council and
Members of the Committee of the Whole
City of Vaughan
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: City Clerk

**RE: Zoning By-law Amendment File No. Z.14.026
 Site Development File No. DA.15.056
 FCF Old Market Lane 2013 Inc.
 177-197 Woodbridge Avenue**

Committee of the Whole, September 7, Report No. 31, Item 1

We are the lawyers for FCF Old Market Lane 2013 Inc. ("FCF"), the applicant in the above-noted matter.

We are aware that this matter will be reported on to the Committee of the Whole on September 7, 2016. This matter was previously deferred at the City Council meetings on March 23, 2016 and June 28, 2016.

As per our previous submissions and depositions to the Special Committee of the Whole on March 1, 2016, we continue to support the recommendations of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning in support of FCF's proposal to redevelop the subject lands with a 7-storey mixed-use commercial and residential building with a proposed density of approximately 3.0 times the area of the subject lands.

FCF has participated in the public planning process in respect of this project since 2014 with the municipal processing of the applications, a community working group process initiated by the local councillor throughout 2015, and most recently in a heritage peer review requested by City Council in March 2016. FCF appealed its applications to the Ontario Municipal Board in March-April 2016, and a prehearing is scheduled for September 13, 2016.

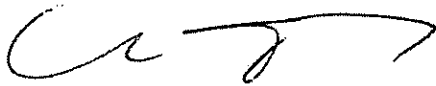
In our submission, the City has all the necessary information to render a decision on this development proposal, including the most recent recommendations from the Technical Memorandum prepared by MTBA Associates Inc. and Letorneau Heritage Consulting Inc., which is detailed in the September 1, 2016 correspondence from the City Solicitor.

We note the Technical Memorandum finds that the development proposal has very good design features and that the fundamentals of the proposal may be supportable subject to some minor modifications and/or the provision of additional heritage rationale.

In our view, the City is now in a position where it should be confident in expressing its fundamental support for the development proposal as per the professional recommendations that have been made in the various reports; and City Staff should be directed to work with FCF to resolve its appeals at the Ontario Municipal Board in a cost-effective and timely manner, in recognition of the lengthy and thorough planning process that has already been undertaken.

Yours truly,

Overland LLP

A handwritten signature in black ink, appearing to read 'CT', is written over a horizontal line.

Per: Christopher Tanzola
Partner