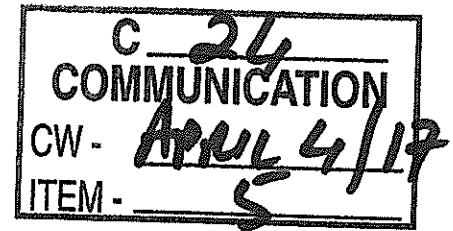


AIRD & BERLIS LLP

Barristers and Solicitors

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April 3, 2017

Our File No.: 135179

BY EMAIL

Ms. Barbara McEwan
City Clerk
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
clerks@vaughan.ca

Dear Ms. McEwan:

**Re: Community Areas Policy Review for Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
File 15.120.1
11, 31 and 51 Woodend Place, City of Vaughan**

Aird & Berlis LLP represents Country Wide Homes Woodend Place Inc. ("Country Wide"), the owner of lands municipally known as 11, 31 and 51 Woodend Place in the City of Vaughan (the "subject site").

On November 30, 2015, Country Wide submitted applications for Zoning By-law amendments and the approval of a Draft Plan of Subdivision in respect of its proposed townhouse development, which were deemed complete on January 19, 2016. An Official Plan Amendment application was also submitted at the request of the City of Vaughan and deemed complete on April 4, 2016 (collectively the "subject applications").

We are writing to request a revision to the proposed amendments to the Vaughan Official Plan 2010 in respect of the Community Area Policy Review for Low-Rise Residential Designations which will be considered by Vaughan Committee of the Whole on April 4, 2017 (the "proposed amendments"), in order to confirm that the proposed amendments do not apply to the subject applications.

On behalf of our client, we have reviewed the Technical Report on the Community Area Policy Review for Low-Rise Residential Designations (the "Report") released March 28, 2017. This Report prepared and issued by staff confirms staff's intention that the proposed amendments do not apply to the subject applications.

The subject applications were prepared and submitted in the context of the Official Plan policies in force at the time. Pursuant to well established case law, the subject applications will need to be determined on the policy regime in force at the time of application and not based on any subsequently approved policy. This principle is explicitly acknowledged in

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section 6(e) of the Report, under the heading "Transition to Amended Policy Framework and Applicability of Policy Amendments." This section states:


...Development applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study.

Although we recognize and appreciate that the Report confirms staff's intention that the proposed amendments do not apply to the subject applications, we note that no such intention is expressed as a policy in the proposed amendments as they have been drafted. As a result, we ask that the proposed addition of Policy 9.2.2.1.d.ii. be amended to explicitly exempt applications deemed complete from the proposed amendments in order to reflect staff's intention as expressed in section 6(e) of the Report.

We respectfully request that the undersigned be provided with notice of any further meetings of Council, Committee of the Whole or any Community Consultation Meetings where reports related to the Community Area Policy Review for Low-Rise Residential Designations are to be considered, and notice of adoption of any Official Plan Amendment arising therefrom.

Yours truly,

AIRD & BERLIS LLP


for: N. Jane Pepino

MTB

c: Client
Emily Grant, Malone Given Parsons Ltd.

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