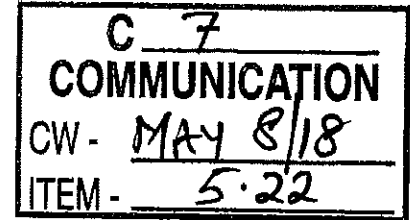


Britto, John

From: carmela carm < >
Sent: Tuesday, May 8, 2018 10:07 AM
To: Clerks@vaughan.ca
Cc: Britto, John
Subject: Item #5.22 Early Termination of pre con condo



Please find attached a few questions
For today's meeting

1) Submissions:

After Official Site amendment of the project was approved in June 2014, the following subsequent submission was filed at the city

Zoning By-law Amendment Z.15.021 – submitted Oct 2015

Draft Plan of Subdivision – 19T-13V006 – submitted June 2016

Site Development File DA. 13.021 – submitted April & May 2017

- a. What were the above stated submission dated as far back to 2015 not approved until Jan 2018?
- b. Is this length of time typical approval timeline in city of Vaughan?
- c. If not, is the city responsible for this hold up of this project?

2) Tower A & Tower B Building permits had been submitted in Nov 2016, Tower C & Tower D (Cosmos III) were submitted in Dec 2017, deficiency letters had been issued for these building permit submissions. Further more, these files remain open after cancellation of the project:

- a. Why did the city accept and review building permit application BEFORE site plan approval is granted?
- b. Why are these building permit files still open as of end April 2018?
- c. Why are these files allowed to be remain open for such long period of time?

3) Liberty recently Planning Applications were submitted on 28 Feb 2018 by number company directly associated with Liberty Development Inc. for 2901 Highway 7 (Cement Plant location), adjacent to the development across Maplecrete Road:

Official Plan Amendment OP.18.005

Zoning By-law Amendment Z.18.009

Draft Plan of Subdivision – 19T-18V005

a. It seems the developer's interest remain in continual development of the lots flanking Maplecrete Road. In varies report / studies (for example, urban design brief), the adjacent cosmos condo site was identified as Planned High-rise mixed use development. Recently there are activities observed on site and it seems the site is getting prepared for shoring and excavation.

Has any point since the cancellation of the project has the city clarified with the developer if their intention is to continue developing the Cosmos Condo lot?

b. Is the city at all concerned that the developer and the vendor is going to repeat the same trick they used at Cosmos Condo in this new development? Attracting buyers to enter into pre-construction development by advertising the benefit of situated in heart of VMC and not delivering the project as promise?

4 what does the city plan to do to prevent this in the future?

5 How does the city intend to do business with Liberty moving forward on future VMC projects?

Signed by many of the Liberty cancelled Cosmos project & many of which are Vaughan citizens

Sent from my iPhone