



Principals
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May 31, 2016

Our File: PN 3017

City of Vaughan - City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

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COMMUNICATION
CW (PH) - May 31, 2016
ITEM - 3

Attention: Jeffrey Abrams, City Clerk

Re: City of Vaughan Community Area Policy Review for Low-Rise
Residential Designations
Gracegreen Real Estate Development Ltd.
10316 Keele Street, City of Vaughan

Dear Mr. Abrams:

Gagnon & Law Urban Planners Ltd. (G&L) is planning consultant for Gracegreen Real Estate Development Ltd. (hereafter referred to as Gracegreen) the owner of the property municipally known as 10316 Keele Street in the City of Vaughan (subject site).

Gracegreen has been actively processing Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications with the City of Vaughan since November 2015 towards the objective of the development of the subject site for condominium townhouses (City File Nos. Z.15.029, 19T-15V010 and DA15.071).

The subject site is designated 'Community Area' and 'Low-Rise Mixed-Use' in the City of Vaughan Official Plan 2010 (VOP). Through discussions with Melissa Rossi, Senior Policy Planner, it has been confirmed that the Community Area Policy Review undertaken by the City of Vaughan is not intended to apply to properties designated 'Low-Rise Mixed-Use' and shall only apply to those properties designated 'Low-Rise Residential' in the VOP. More specifically, it is our understanding that the Community Area Policy Review for Low-Rise Residential Designations and its associated recommended VOP amendments and supplementary guidelines will not apply to the subject site and Gracegreen development applications.

Notwithstanding the above, it is our respective position that the Gracegreen development applications should continue to be reviewed under the current in-force planning regime.

We ask that you please accept this letter as formal input into the Community Area Policy Review for Low-Rise Residential Designations and ask that you include the

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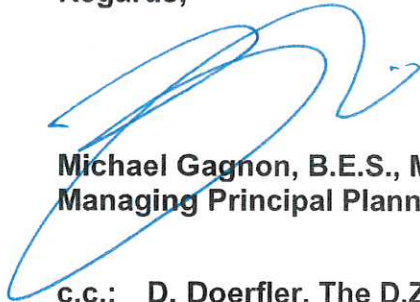
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undersigned on the City's circulation list of future Community Consultation, Public, Committee and Council Meetings in connection with this matter.

If you have any questions or concerns do not hesitate to contact the undersigned.

Regards,

A blue ink signature of Michael Gagnon, consisting of a large, stylized 'M' and 'G'.

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner**

A blue ink signature of Richard Domes, consisting of a stylized 'R' and 'D'.

**Richard Domes, B.A.
Planning Associate**

c.c.: D. Doerfler, The D.Zign Group
M. Rossi, City of Vaughan
M. Holyday, City of Vaughan