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May 31, 2016

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

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

Attention: Your Worship Maurizio Bevilacqua and Members of Council

Dear Your Worship and Members of Council:

Re: Item No. 3: Committee of the Whole (Public Hearing), May 31, 2016
Proposed Zoning By-law Amendment File No.: Z.15.029
Proposed Draft Plan of Subdivision File No.: 19T-15V010
Applicant: Grace Green Real Estate Development Ltd.
Submission on Behalf of: 2203012 Ontario Limited, Blair Building Materials Inc., and CRH Canada Group Inc.

I am the solicitor for 2203012 Ontario Limited ("Coco Paving"), Blair Building Materials Inc., and CRH Canada Group Inc. (collectively the "MIL Group").

It is our understanding that Vaughan Council will receive a preliminary report respecting an application for a Zoning By-law Amendment ("ZBA") and an application for Draft Plan of Subdivision ("DPA") which, if approved, would facilitate the development of 19 three-storey freehold townhouse units ("Proposed Development") at the property municipally known as 10316 Keele Street ("Subject Lands"). It is also our understanding that a technical review of the Proposed Development is ongoing and that a further comprehensive report will be received by Vaughan Council at a future Committee of the Whole meeting. Please accept this letter as a formal request for notice of any future events, meetings and statutory meetings, and for copies of any reports, papers, comments, or other submissions made either to the City or by the City or its staff which deal with the ZBA or DPA or any related matter respecting the Subject Property, including any notice of decision or notice of appeal respecting same.

My clients are the owners of the lands municipally known as 10431 Keele Street, 10445 Keele Street, 10475 Keele Street, and 10351 Keele Street, which lands are located on the east side of Keele, across from the Subject Lands. Since the 1960's my client's lands, as well as a larger triangular area east of Keele Street, west of a CN rail line, north of McNaughton Road, and south of Teston Road ("Employment Triangle") have been used and designated/zoned for employment/industrial land uses. My clients currently operate heavy industrial uses on their lands which are subject to



environmental compliance approval by the Ministry of the Environment and Climate Change.

My clients are interested in the ZBA and DPA as, in their opinion, Grace Green Real Estate Development Ltd. ("Applicant") has failed to provide adequate information to support the Proposed Development and to meet the requirements of the planning regime to which it is subject. Moreover, the Applicant has failed to demonstrate that the Proposed Development is compatible with the existing heavy industrial land uses located in the Employment Triangle and that the family's that will ultimately call the Proposed Development home, as well as the existing employment uses in the Employment Triangle, will be adequately protected.

Until the applicant provides the appropriate studies and necessary information, it is not possible to adequately assess the Proposed Development and my clients view the Proposed Development as premature. Based on the information provided to date, however, it is our opinion that the ZBA and DPA should not be approved as the Applicant has not demonstrated that the Proposed Development (1) is consistent with the Provincial Policy Statement; (2) conforms to the Region of York Official Plan; (3) conforms to the City of Vaughan Official Plan; and/or (4) represents good planning.

We anticipate providing a more detailed review of the Proposed Development in the near future which will set out our concerns in greater detail. At this time, we respectfully ask that City Staff be directed to meet with our clients and our clients' consultants so that we may discuss the MIL Group's concerns in greater detail. We would welcome a meeting with the Applicant as well.

The MIL Group remains hopeful that their concerns can be resolved and look forward to working with the City and the Applicant respecting this matter.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

Per:

Quinto M. Annibale

cc Mr. John Mackenzie, Deputy City Manager, Planning and Growth Management, City of Vaughan
Ms. Margaret Holyday, Planner, City of Vaughan
Clients