

Britto, John

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COMMUNICATION**

From: David Lundell <lundell99@gmail.com>
ent: Friday, August 31, 2012 2:54 PM
To: Clerks@vaughan.ca; Britto, John
Subject: Dorian Place Land Use Study - City OP Volume 2 (File 26.9) - Sept 4 public meeting

CW (PH) - SEPT 4 / 12

ITEM - 1

Dear Mayor and Members of Council,

We are the owners of 5 Dorian Place and are opposed to any modified land use plan or OP policies that do not permit our property to develop on its own. When council directed that a study of Dorian Place occur, the direction was to examine bringing those properties not currently in the Yonge Steeles Secondary Plan into the plan with a framework for intensification. David Lundell's deputation on September 7th, 2010 to the Committee of the Whole meeting requested clarification of the scope of the Dorian study. Council verbally committed, through Diana Birchall, at that meeting that the study would not detract from the status that 5 Dorian had derived from the Approved Official Plan. For this reason, the record of the deputation was included in Item 6, SPCW Report No. 42 for Lands Subject to Existing Secondary Plan Policies. The location map which defined the geographic scope of the Dorian Place Study (dated February 1, 2011) clearly excluded 5 Dorian Place (attached below). We believe, the exclusion of 5 Dorian was not an oversight but an expression of Council's direction to staff.

The study was to encompass the rest of the Cul de Sac and so the extracts of the same September 7th 2010 meeting relating to the Dorian Study were identified under Item 4, SPCW Report 42 as it pertained to lands not identified in the secondary plan. This is further confirmed by the draft now being submitted to you (File 26.9) by staff where it refers to the treatment of the Dorian properties in the August 31, 2010 report "The lots were not contemplated for intensification in the Study". Since 5 Dorian place was considered for intensification and adopted for such by council it was obviously not one of the properties requiring further study.

During the course of the Dorian Study we inferred that staff may have been going beyond the geographic scope defined by council. On November 22nd, 2011, land use consultants, Weston Consulting, submitted a letter to the Planning Department expressing some of our concerns. Subsequent development concepts created by city staff and IBI consultants portrayed an independent mixed use building on the subject property. At the time, this helped to allay some of our concerns. In fact, this independent building is included in the Development Concept (Appendix A-1, building C) which is being submitted for your consideration. The proposed Dorian Place policies seem contradictory to the accompanying development concept.



Attachment

File: 25.1.1
Date: February 1, 2011



Location Map - Dorian Place Study Area

Location: Part of Lot 34,
Concession 1

VAUGHAN ATTACHMENT 25.1.1.dwg