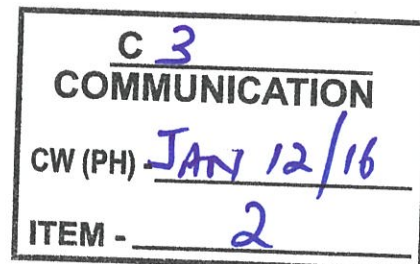


January 11, 2016

Committee of the Whole
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Attention: Mayor and Members of Council

Dear: Mayor and Members of Council

**Re: Zoning By-law Amendment Application
City of Vaughan File Number: Z.15.021
1834371 Ontario Inc.
2951 Highway 7, 180 & 190 Maplecrete Road – Public Meeting Jan 12, 2016 Item 2**

We are the lawyers acting on behalf of 1834371 Ontario Inc. ("Liberty Development") regarding the above noted matter.

As you are aware, City Council adopted Zoning By-Law 095-2014 to permit development on the subject site on June 24, 2014. This Zoning By-law is in full force and effect.

More recently, Liberty Development has sought to amend Zoning By-law 095-2014 to adjust the development standards to implement a revised development form. The overall unit count and density remain unchanged.

Zzen Developments have recently purchased the adjoining site at 7725 Jane Street and retained Mr. John Alati of Davies Howe LLP to further the development potential of these lands.

Mr. Alati has, by letter of January 8, 2016, made certain submissions to your Committee regarding the Liberty application and ask that the Liberty application be modified to the benefit

of his client but with impact to Liberty Development. In our respectful view, these submissions contain misleading and erroneous information, misrepresenting the existing approvals of the Liberty site and policies applicable thereto.

Mr. Alati asserts that the Vaughan Metropolitan Centre ("VMC") Secondary Plan policies would guarantee that his client would be serviced to the east by a new connection through, and not on the edge of, the Liberty lands. In response, we submit:

1. Mr. Alati's clients have existing access to Jane Street through connections onto Jane Street. Please see the attached Figure 1.
2. The VMC Secondary Plan has already identified the location of any new connection to the east. The location proposed by Liberty is generally the same as per existing and approved Official Plan designations. The location is illustrated on the attached Figure 2. The new connection proposed by Liberty is located so that it is equally shared between Liberty to the north and the neighbour to the south in the same general location as set out in the VMC Secondary Plan. This is consistent with the VMC policies.
3. The location of the connection in approved Zoning By-law 095-2014 does not provide direct access to Mr. Alati's client. Zzen will still need to take access through the lands to the south (YCC 499).
4. Mr. Alati's assertion that the connection should be placed on the common property line between Zzen and York Condominium Corporation 499 ("YCC 499") would significantly move the east-west connection away from the location specified in the VMC Secondary Plan. Mr. Alati's proposal is not consistent with the VMC policies. The existing OP does not show a connection to Mr. Alati's clients lands.
5. Mr. Alati's client has an easement across the YCC 499 lands for access and servicing. These are private arrangements between the two owners. There is no requirement in the VMC Secondary Plan for Liberty to provide access to Mr. Alati's client's lands.
6. The modification proposed by Mr. Alati would negatively impact the Liberty development, both from what is already approved in Zoning By-law 095-2014 and what is being proposed to be changed.
7. Mr. Alati's client has no proposal for the development of their site. Instead they are looking to Liberty to change the Liberty plans notwithstanding Zzen having their own existing access to Jane Street.

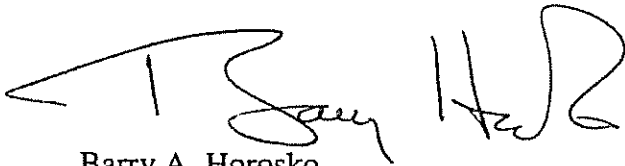
In conclusion, the Liberty proposal conforms to the existing approved Official Plan policies (where the location of the connection has been shown for years) and the location as shown in the VMC Secondary Plan. The neighbour is trying to better his position by shifting a road connection which will significantly impact the development of the Liberty site.

Please be advised that our client has tried on several occasions to meet with Mr. Alati's clients to discuss these matters in a private environment. These meetings have been cancelled by Mr. Alati's clients with no recent attempts to reschedule or explore opportunities for resolution in a practical fashion.

Liberty remains available to meet with the neighbour.

All respectfully submitted,

HOROSKO PLANNING LAW

A handwritten signature in black ink, appearing to read 'Barry Horosko', written over a horizontal line.

Barry A. Horosko

encl.

cc: F. Darvish, Liberty Development
L. Phillips, Liberty Development
D. McKay, MHBC
C. Storto, City of Vaughan

C3.4



Data Source: First Base Solutions Aerial Flown 2014

Figure 1
Property Access
Map

LEGEND

- 1834371 ONTARIO INC. ("Liberty")
- Zzen Group
- York Condominium Corporation 499

Property Access Locations

DATE: January 11, 2016

NOT TO SCALE

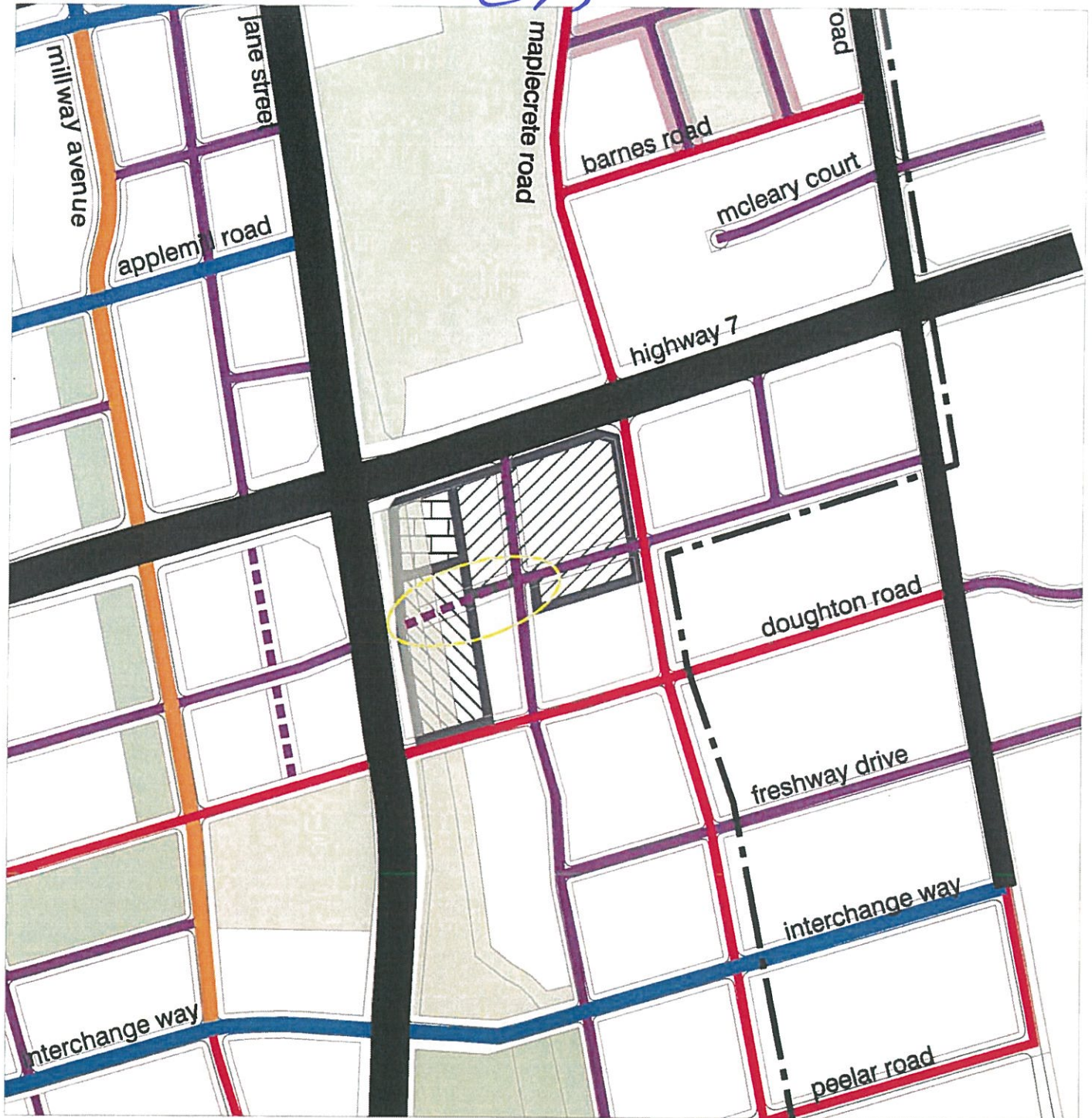


Vaughan, Ontario

N:\1512E\2016\January\
1512E_Figure Mapping_January 2016 Fig 1.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
239 7250 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

C3.5



Data Source: Schedule 'C' - Street Network of the Vaughan Metropolitan Centre Plan (2013)

Figure 2
Vaughan Metropolitan Centre Plan:
Schedule 'C' -
Street Network

Vaughan, Ontario

LEGEND		
	1834371 ONTARIO INC. ("Liberty")	arterials (width to be consistent with Region of York Official Plan)
	Zzen Group	minor arterial (33 m)
	York Condominium Corporation 499	major collectors (28-33 m)
		special collector (33 m)
		minor collectors (23-26 m)
		local streets (20-22 m)
		Mews / Street Studied
		mews or local streets (15-17 m) (see Policy 4.3.16)
		special study area A (see Policies 4.3.9 and 8.1.17)
		major parks and open spaces
		see Policy (new Policy after 4.3.1)
		see Policy 4.3.17
		see Policy 6.3.1
		see Policy 4.3.11

DATE: January 11, 2016

SCALE 1 : 5,000



N:\1512E\2016\January\1512E_Figure Mapping_January 2016 Fig 2.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7350 WESTON ROAD, WOODBRIDGE, ON L4L 8G7
P: 905.761.5188 F: 905.761.5589 | WWW.MHBCPLAN.COM