



From: Cam [mailto:cam.milani@milanigroup.ca]

Sent: Monday, June 15, 2015 4:50 PM

To: Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Shefman, Alan; Racco, Sandra; DeFrancesca, Rosanna; Carella, Tony; lafrate, Marilyn

Subject: Low Rise Designation Review Public Hearing Item 1

Dear Members of Council and Committee,

We have reviewed the above noted item and have the following concerns:

1. The New Business Item that was brought forward on Feb 25th, 2014 for Council ratification on March 18th, did not give the public the opportunity to comment on the item as deputations are not permitted at Council. Had we been aware of the item, we would have expressed concern;
2. The Low Rise Residential Policy review item stemmed from a concern regarding Keele Street in Maple and the interim control by-law that followed speaks to that specific concern. Also, the fact that it was brought forward by the Ward 1 councillor confirms that origin. Now grouping ALL OF VAUGHAN into such an Area Specific concern for Ward 1 I do not believe was the intent of Council.
3. The current VOP 2010 as approved by Vaughan is a substantial document that received substantial staff support. There are policies respecting mature neighborhoods. For staff to now suggest they no longer support their own policies as proposed by them just a few years ago speaks volumes. Further, it was the very proposed consultant, Urban Strategies Inc. that helped draft the current VOP 2010 and for them now to agree to disagree with their own report a short time later brings credibility into question.
4. The report begins with an outline where staff find themselves disagreeing with landowner interpretations to the Official Plan and therefore are not processing their Re-Zoning application until there are OPAs filed along with the Re-Zoning. The report goes on to immediately speak to appeals to the OMB as available remedies. This report sounds a lot like the culmination of some heated debates with landowners and staff and staff not receiving favorable outcomes to those disagreements. The OMB and Council can interpret the VOP 2010 when disagreements arise. Staff should not bring OPA's in order to "settle the scores".

For the above noted reasons, Vaughan Council should not be pursuing changes to their Official Plan as they relate to the Low Rise Residential designation at all. Should Council want to pursue some changes however, those policy reviews should only proceed for the areas that formed the origin of the concern in the first place, which geographic area is outlined in Attachment 1 only. The rest of Vaughan needs to be left alone.

Yours Truly,

Cam Milani
Milani Group

