



IBI Group
5th Floor—230 Richmond Street West
Toronto ON M5V 1V6 Canada
tel 416 596 1930
fax 416 596 0644

C	14
COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	3

November 25, 2013

Mayor Maurizio Bevilacqua and Members of Council
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA ITEM 3: OFFICIAL PLAN AMENDMENT FILE OP.07.013
1834375 ONTARIO INC. WARD 4 - VICINITY OF REGIONAL ROAD 7 AND KEELE STREET

This letter provides comments on the Staff Report related to the above noted Official Plan Amendment on behalf of 1834375 Ontario Inc., which owns the land which is the subject of the proposed amendment. 1834375 Ontario Inc. is controlled and managed by Liberty Developments Ltd.

- The report should explicitly acknowledge that this application was made pursuant to OPA 660 which was the Official Plan of record at the time of the application and, as is stated in the Staff Report, remains the in effect OP. In the Official Plan Designation Section of the Staff Report, part (a) correctly advises that the in effect OP is OPA 660 and it notes that OPA 660 requires a Tertiary Plan. The Report should also note that application represents the Tertiary plan called for under OPA 660 and the Report should compare the height and density to the permissions in the Tertiary Plan in which the application conforms rather than comparing same to those of the not yet approved Secondary Plan as is done in part (b) VOP 2010.
- The Staff Report It recognizes that the application was submitted in submitted in 2007 and it outlines the OP criteria permitting applications submitted before May 17 , 2010 to continue to be processed. It should as well state that the Application meets these criteria.
- The Staff Report states that the maximum height permitted in OPA 660 is 10 storeys which is incorrect. OPA 660 states that "maximum height should be established in a tertiary plan and may exceed 10 storeys subject to compatibility with adjacent uses". This should be corrected.
- In the section titled "Matters to be Reviewed" there's no reference that the application will be reviewed relative to the policies of OPA 660 – the in effect OP.

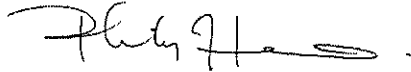
* * * * *

Mayor Maurizio Bevilacqua and Members of Council – November 25, 2013

We would be please to provide any further information in support of these comments at your request.

Yours truly

IBI GROUP

A handwritten signature in black ink, appearing to read "Philip J. Levine". The signature is fluid and cursive, with a long horizontal stroke at the end.

Philip J. Levine, MCIP
Director

cc: Fred Darvish, Liberty Development Corporation
Wayne Long, Liberty Development Corporation
Lezlie Phillips, Liberty Development Corporation
Michael Uster, Liberty Development Corporation
Barry Horosko, Bratty and Partners, LLP
John MacKenzie, City of Vaughan
Grant Uyeyama, City of Vaughan