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Communication
cw(w/s) Jan 22/13
Item: <u>2</u>

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	mary.flynn@mcmillan.ca
Our File No.	201539
Date	January 21, 2013

**Delivered by E-mail ([clerks@vaughan.ca](mailto:clerks@vaughan.ca))**

The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Clerks Department  
Vaughan, ON  
L6A 1T1

**Attention: Chair and Members of the Committee of the Whole**

Dear Chair and Members of the Committee of the Whole:

**Re: Vaughan Mills Centre Secondary Plan Study –  
Update Presentation by Dialog Ontario Inc.  
Item No. 2 of the January 22, 2013  
Committee of the Whole (Working Session) Agenda  
Our clients: Sandra Mammone (3.99 h at 8940 Jane Street) and  
Casertano Development Corporation (3.9 h at 9060 Jane Street)**

We act on behalf of Sandra Mammone (“**Mammone**”) and Casertano Development Corporation (“**Casertano**”) owners of adjoining parcels with a combined area of approximately 7.0 hectares on the west side of Jane Street, north of future Bass Pro Mills Drive extension, in the City of Vaughan. Our clients are owners of a large parcel of land situated within the Vaughan Mills Centre Secondary Plan and as such have participated in the public forums held to date regarding the Secondary Plan.

By way of background the Mammone and Casertano applications for official plan amendments and rezonings, to permit high-density residential/commercial development on its lands is the subject of appeals currently before the Ontario Municipal Board (“OMB”) under file no. PL110419. At a second Pre-hearing held on November 21, 2011 our clients agreed, on consent, that the OMB stand down the appeals as the Vaughan Mills Centre Secondary Plan approval process was underway and was anticipated to be completed by December 2012. The OMB has requested an update on the status of the Secondary Plan by the end of January 2013 in relation to our clients’ appeals.

We understand that the Committee of the Whole will be considering an update Presentation by Dialog Ontario Inc. together with Vaughan Mills Centre Secondary Plan: Phase I: Public Engagement Summary Report dated October 2012 at its meeting on January 22, 2012.

The purpose of the presentation and report is to update Council on the work completed to-date, the public consultation process and to introduce Committee members to the emerging development concepts. The presentation is intended to provide a project and status update, introduce the overall guiding vision and principles and proposed "big moves". According to the staff report City staff, together with Dialog Inc. held a two-day internal workshop in September and October 2012 to consolidate the feedback from the interviews and public consultation meetings and to develop guiding principles for and the creation of a "vision" for the Secondary Plan Area and potential "big moves" to achieve the desired vision.

Further the Consulting Team is currently in Phase 2 of the work plan that includes the preparation of Development concepts being prepared in order to obtain input from the public and commenting agencies. Accordingly the Consulting Team believed it was appropriate to provide an update and receive feedback from Committee of the Whole on the status of the project and the draft design concepts being prepared for the Plan.

We understand that one of the visions and principles is to introduce new internal streets to provide future connections to the internal ring road from Jane Street and Bass Pro Mills Road. The original development concepts for the Mammone/Casertano lands did not envision internal public streets. Accordingly our client's Architects have reviewed their plans and prepared "draft" sketches introducing public roads that would connect to and through the development parcels that are in keeping with the visions and principles identified in the report. As well the draft sketches demonstrates appropriate density for both Casertano and Mammone that are consistent across the two parcels. Lastly the park should be maintained as originally shown by Casertano and Mammone at the north/west corner of Jane Street and Bass Pro Mills.

We therefore request that Committee of the Whole receive the proposed sketches attached to this letter and request that Policy Planning Staff and Dialog Ontario Inc. proceed to complete the Vaughan Mills Centre Secondary Plan Study based on not only the input received in the October 2012 report but also consider the draft sketches and this correspondence.

Yours truly,



Mary Flynn-Guglietti

/sb

c.c. Joe Di Giuseppe  
Sandra Mammone  
Ted Wine  
Alan Young  
Tim Jessop

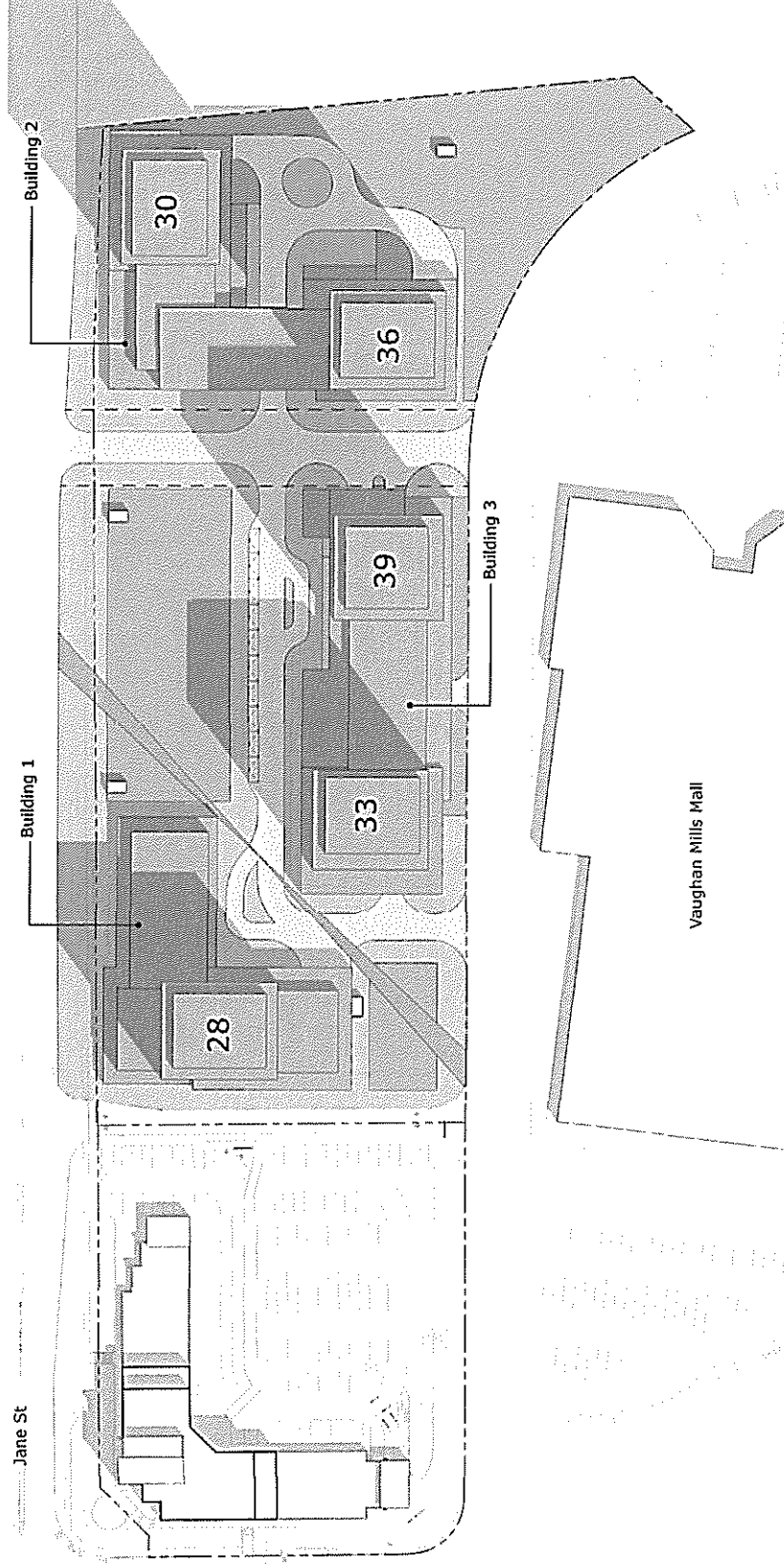
# CASERTANO

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MIXED USE RESIDENTIAL | VAUGHAN, ON  
GREENPARK

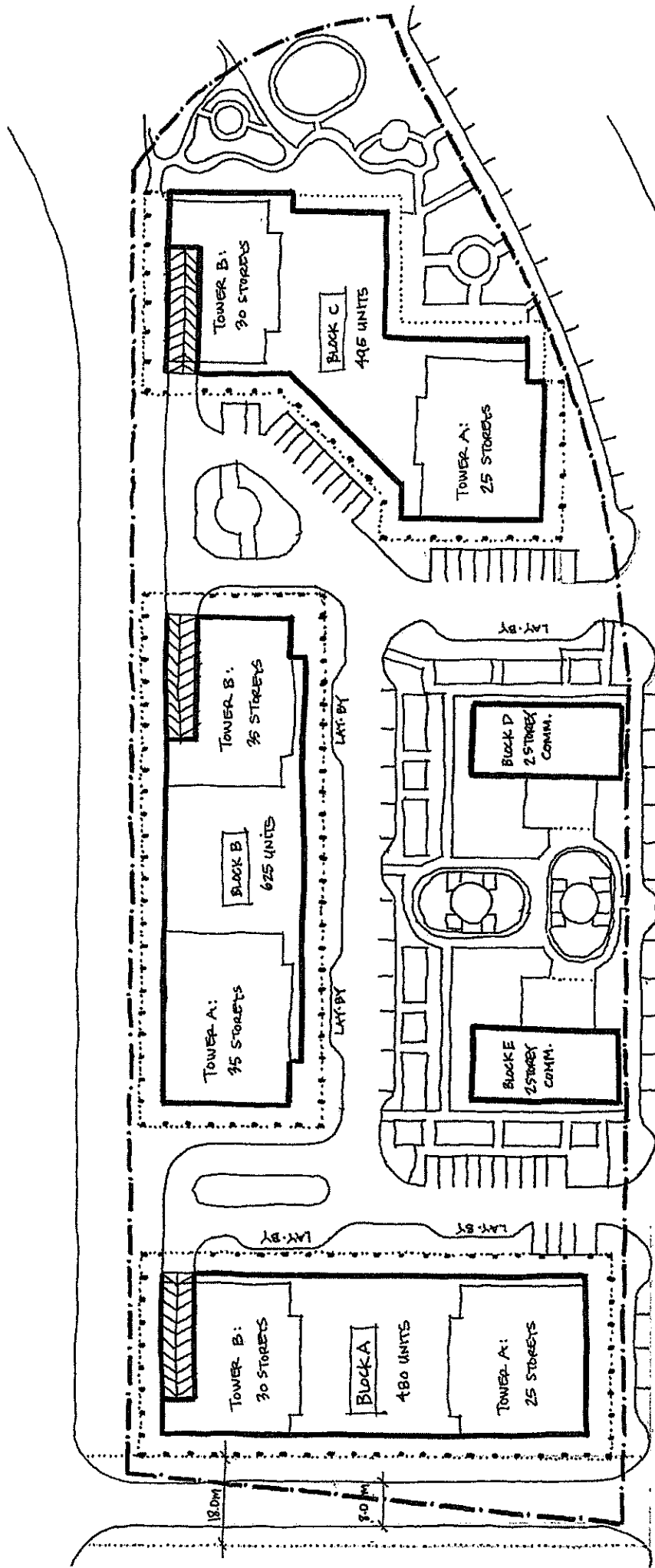
PROJECT NO. 12115  
DECEMBER 19, 2012

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SITE PLAN

CASERTANO  
MIXED USE RESIDENTIAL | VAUGHAN, ON  
GREENPARK



BASS PRO MILLS

1600 TOTAL RESIDENTIAL UNITS  
SRN ARCHITECTS INC.  
JANUARY 21 2013

ROMANA DRIVE