

HUMPHRIES PLANNING GROUP INC.

June 10, 2008
HPGI File: 08176

Denis Kelly, Regional Clerk
Regional Municipality of York
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Sir:

Re: Planning and Economic Development Committee – June 11, 2008
Report 12 – Vaughan Highway 7 Corridor: Official Plan Amendment 661

We represent Pinegrove on Seven Inc., owners of land located at the southwest quadrant of Highway 7 and Kipling Avenue. We would appreciate if you would provide this letter to the Chair and members of the Planning and Economic Development Committee in advance of today's meeting.

OPA 661, as adopted by the City of Vaughan without modification, designates the Pinegrove on Seven Inc. lands as "Prestige Areas – Centres and Avenue Seven Corridor" as well as locates the land within a "Transit Stop Centre Designation". Review of OPA 661 indicates to the reader that:

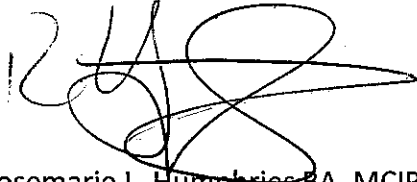
- Highway 7 is critical to the City of Vaughan's planned urban structure. It is the central artery for the transit strategy. The corridor has been targeted for substantial growth.
- The Vision is to be realized over the next 50 years and anticipates that the Corridor will be transformed from its current condition - an automobile dominated landscape running through a collection of unconnected land use monocultures - to a series of urban districts characterized by a network of pedestrian friendly streets.

Attn: Denis Kelly
Re: Planning & Economic Development Committee June 11, 2008
Report 12 – Vaughan Highway 7 Corridor: OPA 661

- The Vision must, however, be broadly shared and supported to withstand the pressures for interim development in critical areas that may not be consistent with the City's ambition to support high order transit with intensified mixed use development.

Pinegrove on Seven Inc. is supportive of the above noted principles espoused in OPA 661. However, Pinegrove on Seven Inc. disagrees with the performance standards in OPA 661, including height and density restrictions, which do not achieve the intensification sought by this OPA. Further, the recent modifications to OPA 661 will, in our view, act as an additional undue constraint.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'RH' with a large, stylized flourish extending to the right.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Pinegrove on Seven Inc.
Davies Howe Partners