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<i>Our File No.</i>	<i>85837</i>
<i>Date</i>	<i>March 6, 2007</i>

VIA EMAIL

Planning and Economic Development Committee
of the Region of York
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention: Dennis Kelly, Clerk

Dear Chair and Members of the Planning and Economic Development Committee:

**Re: Vaughan Official Plan Amendment No. 633- Kleinburg
Core Area, City of Vaughan
Request for Modification on behalf of Heritage Hill
Developments Corporation ("Heritage Hill")**

We are the solicitors retained to act on behalf of Heritage Hill Developments Corporation. Heritage Hill is the owner of properties municipally known as 10360 and 10384 Islington Avenue, located at the south end of the Kleinburg Core Area, in the City of Vaughan.

10384 Islington Avenue is located at the south-end of the Core Area. It consists of a 1.5 acre property having a frontage of 140 feet. There is a heritage dwelling located on the property which is designated under Part IV of the *Heritage Act*, and is protected under the policies of the Heritage Plan. It is currently used as a single family home, however, it is under-utilized and has the potential to incorporate 1 or 2 other multiple family dwellings. The property is located adjacent to 10360 Islington Avenue, a property zoned RMS which allows "Multiple Family Dwellings".

We are requesting that OPA 633 be amended to include Multiple Family Dwellings (RM2) as a permitted Residential use for 10384 Islington Avenue. It is important to note that in October of 2001 OPA 601 took effect. A number of key policies within the Plan made support the Provincial Policy Statement of 1997 with respect to the basis for land requirements and land use patterns. A significant part of the 1997 PPS was the policy to "provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure". OPA 601 stated that "Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this amendment and provided that the proposed lot or development is compatible in size, shape and

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configuration with adjacent lots and the development contained thereon.” Therefore OPA 601 did permit “Multiple Family Dwellings”, provided at least 2 of such dwellings are located on the same lot or block.

Subsequent to 2005, the Town undertook the Heritage Conservation District Study and Plan and the Kleinburg Core Land Use Study. It is important to note that there are no policies within the Heritage Conservation District Plan which would prevent “Multiple Family Dwellings” as new development within the Core Area. The overall goal of the Heritage District Plan is “to ensure the retention of the district’s heritage resources and to guide change so that it contributes to and does not detract from the District’s architectural, historical and contextual character.” Therefore, limited residential uses by way of “Multiple Family Dwellings” would not be precluded by any policies found in the Heritage District Study and Plan.

The Kleinburg Land Use Study was initiated in April of 2004. The purpose of the initiative was to “ensure that the massing and scale of future development and mix of uses would be in keeping with the historic nature of the village”. Nowhere in the report does it mention a change in the “Mainstreet” commercial boundary or the permitted uses within the Core Area. The goals for the Kleinburg Core Area Land Use Study were to ensure that “a focused land use study would be undertaken for the Kleinburg Core Area with respect to the scale and character of permitted uses on Islington Avenue and Nashville Road in the Kleinburg Core Area.” As well, Council was to “review current OPA 601 policies to determine how they can be improved to implement the appropriate scale and character of permitted “Mainstreet Commercial” uses/buildings in order to protect the historic character of the Kleinburg Core Area.”

It was while Official Plan Amendment 633 was before the Council of the Town of Vaughan that the use of “Multiple Family Dwellings” was deleted. We respectfully submit that Multiple Family Residential units have been an integral part of the Core Area of Kleinburg. OPA 633, as passed by the City of Vaughan Council would remove multiple family dwellings from the list of permitted uses within the Mainstreet Commercial and Kleinburg Core Area. The use is currently permitted, although a Zoning By-law Amendment application is required to implement any proposed development.

It is important to note that Heritage Hill Developments currently has City approval for residential apartment condominium development at 10360 Islington Avenue, the site immediately abutting 10384 Islington Avenue. We respectfully submit that the development at 10360 Islington Avenue meets all of the objectives in OPA 601, and the Heritage Conservation District Study and Plan. Lastly, it fully complies with the Provincial Policy Statement, the Growth Plan and the *Places to Grow Act* and is therefore consistent with the Provincial Policy Statements and provincial initiatives.

We respectfully submit that removing “Multiple Family Dwellings” from the list of permitted uses within the Mainstreet Commercial and Kleinburg Core area in OPA 633 would not be consistent with the Provincial Policy Statement nor the Growth Plan or the *Places to Grow Act*.

Would you kindly list me as a deputation at the March 7, 2007 Planning and Economic Development Committee meeting.

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Should you have any questions do not hesitate to call me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Mary Flynn-Guglietti". The signature is written in dark ink and is positioned above the printed name.

Mary Flynn-Guglietti

/mc

cc: Frank Greco