

June 9, 2014

Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attn: Mr. Dennis Kelly, Regional Clerk

Dear: Mr. Kelly

**Re: Amendment No. 2 to the Vaughan Official Plan (2010)
Vaughan Mills Centre Secondary Plan
Committee of the Whole Report F.2.3
Rutherford Land Development Corp.
Southeast Corner of Jane Street and Rutherford Rd.**

We are planning consultants to Rutherford Land Development Corp. (RLDC) the owner of lands located at the southeast corner of Rutherford Road and Jane Street (the "RLDC Site"). On behalf of RLDC, we are writing to request that the following modifications to the Vaughan Mills Centre Secondary Plan (the "Secondary Plan").

While we continue to be generally supportive of the thrust and direction of the Secondary Plan, we believe there should be specific modifications made to provide additional flexibility and clarity in implementing one aspect of the Plan, namely the development thresholds of the Plan. Specifically, we note that the language of Section 7.3.1 of Part C provides some flexibility for adjusting the maximum of 3,371 residential units to the year 2021. However, we believe there should be further clarification in terms of what should be considered when determining the appropriate number and allocation of units and non-residential floor space to the Character Areas.

For instance, the policy should allow for recognition that office and retail development within the Jane Street Corridor Character Area would likely be much less than what is allocated in the Secondary Plan to the year 2021 (ie. 46,079sm of office, 16,304sm of retail). An adjustment based on a more reasonable land use mix to the year 2021 could then be made through a reduction in non-residential space and corresponding increase in residential capacity, if deemed appropriate.

Specifically, we request the following modification to the policy 7.3.1:

"Development beyond the limits prescribed in Sections 7.3-7.4 may be modified through a five year review, or where the City determines that additional development is appropriate due to improved transportation capacities or adjustments to planning policy in the future. In considering the implementation of development thresholds through the use of holding symbols, consideration should be given to the possible shifting of land uses, timing of development of blocks, size of development blocks, proximity to existing and/or planned transit, and the policies of this Plan..."

Based on the foregoing modifications to Policy 7.3.1, we noted that the Secondary Plan already provides a certain weighting towards certain properties by virtue of the assigned densities on Schedule F. Inherent in the assignment of densities would be consideration of proximity to transit and policies of the Plan speaking to providing symbolic references at the gateway intersection of Jane and Rutherford for example. Therefore, in allocating units and GFA within the development threshold, the policy would provide for a straightforward calculation weighted towards sites based on their gross land area and their assigned density.

Beyond that, there would also be a consideration of timing of development of blocks within the corridor, since it would not be in the public interest to assign units or GFA to blocks that are unlikely to be developed to 2021. In that respect, the proposed modification would allow for a consideration of development-ready sites within the ultimate assignment of the threshold, resulting in an assignment that is more likely to proceed to fruition along this important corridor.

On behalf of the landowner, we are pleased to offer the above comments and look forward to working with staff towards a final policy framework that will achieve the vision of the Vaughan Mills Centre. We do have other concerns that staff are aware of but we have not addressed them here.

If there are any questions with respect to the foregoing please do not hesitate to contact me at 416-947-9744.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

c. Luka Kot, Rutherford Land Development Corp.