

December 1, 2022

Mr. Todd Coles
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Coles:

OFFICIAL PLAN AMENDMENT FILES OP.22.002 AND OP.22.005

Arcadis IBI Group represents 2748355 Canada Inc. ("274 Canada") with respect to its landholdings within the Vaughan Metropolitan Centre ("VMC"). 274 Canada and its affiliates own approximately 84 acres within the southwest quadrant of the VMC.

RioCan Real Estate INV Trust (the "Applicant"), has submitted applications (OP.22.002 and OP.22.005) to permit the approval of a masterplan consisting of buildings ranging in height from 22 to 68 storeys, with an overall maximum density of 4.0 times the area of the lot. Our client's lands are located less than one kilometre away from the Applicant's lands and these landholdings will be directly linked in the future by the proposed Interchange Way flyover of Highway 400.

274 Canada Inc. understands that the City of Vaughan is currently undertaking the Weston 7 Secondary Plan and its associated background studies. The applications in question fall within this Secondary Plan Area.


274 Canada has reviewed the Applicant's proposal and the various reports filed in support of the application. Given the scale of the proposal and its direct linkage to our client's lands, 274 Canada intends to actively monitor and, if necessary, participate in the Secondary Plan process and this application to better understand the overall impact of future development on the surrounding area. 274 Canada is particularly interested in the outcomes of the Transportation Master Plan and how it will be impacted by the Applicant's proposal.

Arcadis IBI Group formally requests to be notified of all future Statutory Public Hearings, Committee of the Whole and/or Council considerations related to these applications.

Thank you for your consideration on these matters.

Sincerely,

Arcadis IBI Group



Stephen Albanese

cc: Jay Claggett, 2748355 Canada Inc.
Patrick Duffy, Stikeman Elliott LLP