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February 6, 2023

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

Attention: Todd Coles, Office of the City Clerk

Dear Mr. Coles,

**RE: February 7, 2023 Committee of the Whole (Public Meeting)
Item 4 - Block 41 Block Plan
BL.41.2020
11307 Pine Valley Drive, City of Vaughan
Part of Block 53 and Part of Block 71**

We are the lawyers for Margaret Hills, the owner of 11307 Pine Drive, City of Vaughan ("Subject Property"). The Subject Property comprises of approximately 2.11 hectares (5.21 acres) of land within Block 41. We have outlined the location of the Subject Property on the key map included herein.

The Subject Property is currently vacant and, in our respectful submission, underutilized. The Subject Property is not within the area subject to the Greenbelt Plan and is devoid of environmental features.

On behalf of our client, we write to submit that the Subject Property is better utilized as an appropriate urban residential use, in-keeping with similar land uses in on adjacent properties.

We look forward to working with staff to achieve an appropriate planning framework for the Subject Property, in keeping with good land use planning principles.

If you have any questions or require additional assistance, please contact the undersigned.

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LOOPSTRA NIXON LLP
BARRISTERS AND SOLICITORS

Yours truly,

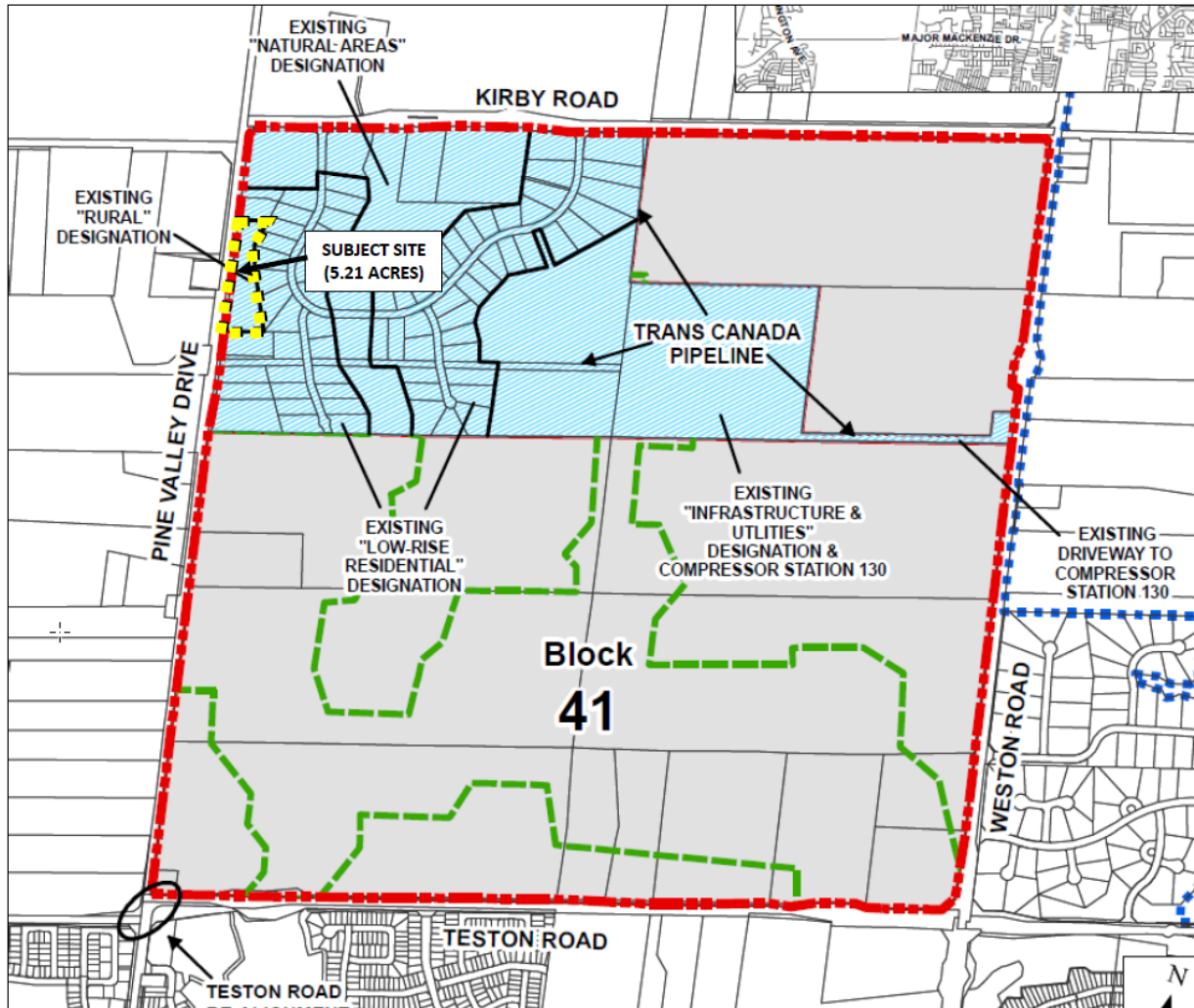
LOOPSTRA NIXON LLP

Per: Steven C. Ferri
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