

Natalie Ast
Associate
Direct 416-730-0387
Cell 416-831-9295
nast@overlandllp.ca

Overland LLP
5255 Yonge St, Suite 1101
Toronto, ON M2N 6P4
Tel 416-730-0337
overlandllp.ca

overland
C21
COMMUNICATION
COUNCIL – June 20, 2023
CW (1) - Report No. 25, Item 14

June 19, 2023

VIA EMAIL

Mayor Stephen Del Duca and Members of City Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Todd Coles, Clerk

Your Worship and Members of Council:

RE: 0 Woodbridge Ave
City File Nos. OP.20.010, Z. 20.031
City Council Meeting, June 20, 2023
Committee of the Whole Meeting Report No. 25, Item 14
**** Comments on Applications & Request for Notice by D'Aversani Holdings Inc. ****

We are the lawyers for D'Aversani Holdings Inc. ("**D'Aversani**"), the owner of the lands municipally known as 7960 Kipling Avenue (the "**D'Aversani Site**"). The D'Aversani Site is located on the northwest corner of Woodbridge Avenue and Kipling Avenue and is currently occupied by a retail bakery and restaurant. The D'Aversani Site is located directly East of 0 Woodbridge Avenue, (the "**Subject Lands**"), which is the subject of applications for Official Plan Amendment and Zoning By-law Amendment (the "**Applications**").

We have had a chance to review the Information Report dated December 6, 2022 and materials contained on the City's website in respect of the Applications. Our client was in attendance at the Community Meeting held on May 25, 2023, and we are aware of the member's resolution recommending a further community meeting be scheduled by the Local Councillor.

In addition to our email dated December 6, 2022, we are writing to provide D'Aversani's comments on the Applications and Proposed development, and to formally request notice in this matter.

The Applications

The D'Aversani Site and Subject Lands are located in the Kipling/Woodbridge Gateway, under the Kipling Avenue Corridor Secondary Plan, Section 11.5 of Volume 2 of the Official Plan (the "**Secondary Plan**"). Generally, D'Aversani is not in opposition to more intense forms of development that will create a vibrant and successful mixed-use community. However, D'Aversani has general concerns with the Applications with respect to transportation and access.

D'Aversani wants to ensure that the current operations of the D'Aversa Bakery are not affected by the Proposed Development, including with respect to parking facilities, access and garbage collection.

The Land Use plan (Map 11.5A) of the Secondary Plan designates the D'Aversani Site as Mid-Rise Mixed-Use, which permits for a range of uses including residential units, maximum building heights of 4 storey podiums stepping back to a maximum height of 6 storeys, and a maximum density of 3.0 FSI. The Secondary Plan identifies the D'Aversani Site as a candidate for more intense forms of development at a prominent corner. Our client is interested in ensuring that the future development potential for the D'Aversani Site is not impacted by the proposed development, and would like to achieve a coordinated development approach to this corner.

For the reasons contained above, we ask that you please provide any notice of Council considerations of this matter, and with notice for the next Community Meeting for this matter. Our address for notice is provided herein.

Yours truly,
Overland LLP



Per: Natalie Ast
Associate