

Communication : C 5
Committee of the Whole (2)
June 8, 2021
Item # 1

From: Robyn Rabinowitz <rrabinowitz@plazacorp.com>
Sent: Friday, June 04, 2021 1:20 PM
To: Clerks@vaughan.ca
Cc: Sebastian Mizzi <smizzi@signaturecommunities.ca>
Subject: [External] Communication Re Committee of the Whole, June 8, 2021, Agenda Item 6.1

Good afternoon,
Please find attached our letter in connection with the above noted item.
Regards

ROBYN RABINOWITZ
VICE PRESIDENT, DEVELOPMENT

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Via Email: clerks@vaughan.ca

June 4, 2021

Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mayor Bevilacqua and Members of Council,

**RE: BLACK CREEK FINANCIAL STRATEGY AND VMC WEST INTERCHANGE
SANITARY SEWER AREA SPECIFIC DEVELOPMENT CHARGE UPDATES**

Doughton Residences Corp. is writing in respect of the above noted item scheduled on the June 8, 2021 Committee of the Whole agenda as Item 6.1.

Doughton Residences Corp. is the owner of lands municipally known as 216 to 220 Doughton Road (the "lands") in the Vaughan Metropolitan Centre (the "VMC") and has active applications for Official Plan and Zoning By-law Amendments and Site Plan Approval under review by City Staff in respect of a new high rise residential development (the "Development"), which would deliver greater than 1,000 new homes and implement a new private road with public access easements in favour of the City, expanding the local road network in the south east quadrant of Jane Street and Highway 7, as contemplated in the VMC Secondary Plan.

The proposed revisions to the Black Creek Financial Strategy and the revised Area Specific Development Charge (the "ASDC") impacts the financial viability of the Development. In addition to rising construction costs and potential increases in Regional and local development fees and charges, the proposed revisions to the ASDC add a further burden on the Development, which in turn directly affects housing affordability for future homeowners in the Development and in the VMC.

Doughton Residences Corp. is writing to express its concern with the revised charge that would result in connection with Council enacting the proposed revisions to the ASDC By-law at the Committee of the Whole session on June 8, 2021 and respectfully requests deferral of this item until further consultation may occur with the immediately affected landowners.

Thank you for your consideration of this matter.

Yours very truly,
DOUGHTON RESIDENCES CORP.



Sebastian Mizzi
SigNature Communities



Robyn Rabinowitz
Plazacorp Investments Limited