

Martin, Carrie

From: Andy Santoluce [<mailto:andy@concordstorage.com>]
Sent: Wednesday, April 08, 2015 4:00 PM
To: Reis, Josh
Cc: MacAskill, Duncan
Subject: Re: Notice of Meeting and Report April 9th - Concord GO Centre Secondary Plan (Amendment No. 8 to the Vaughan Official Plan)

Greetings Josh from Concord Storage,

I have just reviewed and read your email sent yesterday at 6:30 PM concerning the meeting scheduled for April 9th. I am disappointed that you have only given me one day to respond to what may have detrimental consequences to the future expropriation value of the Concord Property.

Concord Storage accepts the reality that the future use of its lands is to the betterment of the community if it is to be used for planned transit infrastructure. This email is not nor should it be construed as an objection to the aforesaid process.

The process of expropriation has begun several years ago and will culminate in evaluating the lands based on "the highest and best use".

The potential amendment that you propose of eliminating the mid rise designation will lower the future value of the Concord lands relatively to the Inter-Urban Transit designation. The Region was involved in the process of stakeholder involvement that eventually led to the mid rise designation. I can not recall seeing any written objection from the Region to what the "Concord community" stakeholders, the City of Vaughan Planning Department and the City of Vaughan Council passed.

What you are proposing to change now is something that you have previously agreed was a fair and equitable situation that represented sound planning guidelines. Why are you proposing the change? The existing wording (that you propose to change) allows the "expropriating body" to take the lands without any further amendments. There can not be, nor will there be, any attempt by Concord Storage to interfere with that progression of events. The current mid rise designation may offer a future "highest and best use" valuation in favour of Concord Storage greater than the Inter-Urban Transit designation.

Your proposed amendment resulting from the request by the Province to "modify the adopted Secondary Plan to designate lands within Area 3 as Inter-Urban Transit" is a blatant attempt by the Province to lower the future expropriation value of the Concord Lands. They have a history of attempting to hide behind municipalities etc. and declaring to the courts that it was not them that made the "decision". The courts, in the past have seen through this ruse. Why involve the Region in this potential future dispute that should not involve you? I am surprised and disappointed if as you say this

proposed change was endorsed by The City of Vaughan. This may or may not give them an opportunity "to hide behind" your decision to amend what need not be amended. Both, perhaps are culpable. The City of Vaughan Planning Department until your recent collaboration saw through the manipulative actions of the Province.

Concord Storage has been since the early seventies a willing and substantial municipal tax payer and expects to be treated fairly by all levels of government. It is not a pleasant experience to have your life's work expropriated if it is perceived that the beneficial remuneration has been manipulated downward by the same body that becomes the expropriation agent.

I am currently out of the country and unable to attend the meeting. The short notice that you gave me also does not give Concord Storage enough time to appoint an agent to attend.

Would you please circulate this written objection to all members of the committee that are in a position to vote or influence the rejection of the proposed change prior to the convening of the meeting. When I return in approximately one week I will forward a hard copy of this objection.

This has been sent from a handheld device and ask you to immediately confirm that you have received, read and forwarded this email to the appropriate decision makers prior to the meeting and that you will present it to the Committee for their consideration. If appropriate forward same to the Province.

Thanking you in advance and trust that common sense will prevail.

Andy Santoloco
President, Concord Storage Inc.