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Communication
COUNCIL: April 19/17
CW Rpt. No. 13 Item 5

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

April 4th, 2017
File 8141

Attn: Barbara A. McEwan, City Clerk

Dear Madam,

**RE: Community Area Policy Review for Low-Rise Residential Designation
Amendments to the Vaughan Official Plan 2010
File No. 15.120.1**

Weston Consulting is the planning consultant for Time Development Group who maintains purchasing interest in the lands municipally addressed as 9500 Dufferin Street (herein referred to as the "subject property"), located in the City of Vaughan. The property is legally described as PT Lot 17 CON 3 PT 2, 65R29377; Vaughan.

The purpose of this letter is to provide comments with regard to the *Community Area Policy Review for Low-Rise Residential Designations* and its implementing Official Plan Amendment.

The City of Vaughan Official Plan currently designates the subject property as *Community Area* and *Low-Rise Residential* under Schedules 1 and 13, respectively. We have conducted discussions with City Staff regarding the prospective development of the subject property and have submitted a formal request for pre-application consultation.

With respect to the proposed development of the subject property, we wish to raise concern with the following policies proposed as amendments to the City of Vaughan Official Plan:

- 1) Section 9.1.2.2: If the subject property is considered as part of the *Established Community Area*, the appropriate and desirable development potential of the property would be significantly impacted. The property is effectively separated from nearby existing residential land uses by *Natural Area* and *Infrastructure and Utilities* designations. The location of the subject property supports desirable conditions for development that provides for the appropriate transition of built form from *Low-Rise Residential* located to the north and west of the subject property, to the *High-Rise Residential* uses of the Carville Secondary Plan located south of the subject property.

The location of the subject property would require that its appropriate development consider two significantly different land use designations, therefore additional policy that may permit alternate forms of the elements detailed in Section 9.1.2.2 would be

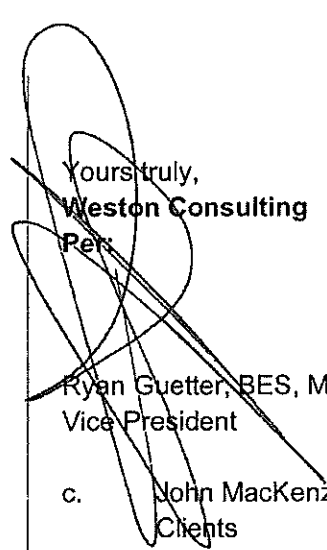
appropriate in order to permit the appropriate transition of land use and density between designations that border established and developing community areas.

While this policy speaks to the recognition of existing physical character and uses of the surrounding area, it would be appropriate to incorporate policy that would contemplate the planned uses for the surrounding area in order to allow for development that respects the existing built form of the area and also provides a compatible context for the area's planned function.

- 2) Section 9.1.2.4: The policies of this section may constrain development on large and/or irregularly shaped lots, as well as lots with unique features that should or could be incorporated for desirable site design. It may also unduly impact desirable and appropriate infill development.
- 3) Section 9.1.2.4: The policies of this section may constrain the appropriate and desirable development of elongated, deep or irregular shaped lots that front onto an arterial road. Additional policy should be provided in order to permit for the appropriate infilling of lots in community areas that may contain lands that could be development which do not front onto a public road.
- 4) Section 9.1.2.5: The requirement of a Block Plan for development that features a street or laneway network is overly onerous. The sufficient consideration for roads and laneways, if private, could be appropriately addressed at the time of site plan or draft plan of subdivision approval. We request that the City modify this provision to state the City "may require," whereas the provision states that the City "will require."
- 5) Section 9.2.3.2.b.: Similar to the comment on Section 9.1.2.2, the policy of this section should recognize land use scenarios where properties are located between varying forms of density, lotting, configuration and use, both existing and planned.
- 6) Section 9.2.3.2.d.: This provision is overly prescriptive, and the intent may be achieved through appropriate site plan design features to ensure the appropriate consideration of the structural interface with the public street.

We also wish to state that the *Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods* should be used only as general guidelines for development and support Staff's recognition that they are not considered policy, thereby permitting deviations where appropriate or otherwise demonstrated as acceptable or desirable.

We appreciate the Committee's consideration of the above comments and we request to continue to be provided with any further notice of any meetings, reports or draft policies in relation to this matter. Should you have any questions, please contact the undersigned at (ext. 241) or Nolan Moss (ext. 254).



Yours truly,
Weston Consulting
Per:

Ryan Guetter, BES, MCIP, RPP
Vice President

c. John MacKenzie, City of Vaughan
Clients