



13 April 2017

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

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**Item # - 5 Report # - CW-13**  
**Council - April 19/17**

**Attention: Ms. Barbara McEwan, City Clerk**

Dear Ms. McEwan,

**RE: Community Area Policy Review for Low-Rise Residential Designations  
Amendment to the Vaughan Official Plan 2010  
9681 & 9691 Islington Avenue, City of Vaughan  
Gatehollow Estates Inc.  
Our File: 12.642**

We are the planning consultants for Gatehollow Estates Inc. for the lands known as 9681 & 9691 Islington Avenue.

The lands are designated Low Rise Residential in the City of Vaughan Official Plan. We have submitted development applications for them which are currently under review.

We note that Section 6(e) of the Report to Committee of the Whole dated April 4, 2017 states that "applications that are deemed complete and accepted by the City are reviewed on the basis of the in effect policy at that time." Accordingly, "development applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study."

In our opinion, this is an appropriate recognition of the standard practice of reviewing development applications on the basis of the policies that were in effect at the time they were submitted. However, and importantly, this intention is not explicitly expressed within the proposed amendments as they have been drafted.

A transitional approach to complete applications is appropriate as, in our opinion, the proposed policies do not provide adequate consideration for the small number of unique sites within the Low-Rise Residential areas in the Established Community Areas, such as the subject lands, which in virtue of lot size and configuration, topography, and natural heritage features, are different from nearby lots within the same Established Community Area.

It would not be reasonable or desirable to require development to replicate nearby areas without providing an appropriate degree of flexibility to account for unique conditions. This is a narrow

conception of the general goal for new development to “respect and reinforce” the existing and planned context.

In our opinion, a more appropriate approach to ensuring land use compatibility, specifically for irregular properties located on arterial roads, would be a set of evaluative policies for site-specific development applications which focus on matters such as form, scale, massing, and interface with surrounding land uses.

We confirm the City’s intention to review the complete development applications for the above-noted lands on the basis of the policies that were in effect at the time the applications were submitted.

Please notify the undersigned of any decision of Council or future meetings on this subject.

Yours very truly,

**WND associates**  
planning + urban design

A handwritten signature in black ink, appearing to read "Wendy Nott". The signature is fluid and cursive, with the first name "Wendy" and the last name "Nott" clearly distinguishable.

Wendy Nott, FCIP, RPP  
Senior Principal

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**From:** Katherine Bailey <kbailey@wndplan.com>  
**Sent:** April-13-17 5:41 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Community Area Policy Review for Low-Rise Residential Designations - Amendment to the Vaughan Official Plan 2010  
**Attachments:** 170413 - 9681 Islington - Low Rise Areas OPA.PDF; 170413 - 10402 Islington - Low Rise Areas OPA - Final.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon,

Please find attached correspondence being submitted on behalf of our client in relation to two properties in the City of Vaughan affected by the proposed Official Plan Amendment.

We would ask that you kindly acknowledge receipt.

Sincerely,

Katherine Bailey, BES  
Planner



Walker, Nott, Dragicevic Associates Limited

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