



13 April 2017

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

C 11
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
10398 & 10402 Islington Avenue, City of Vaughan
Kentview Estates Inc.
Our File: 14.532

We are the planning consultants for Kentview Estates Inc. for the lands known as 10398 & 10402 Islington Avenue.

The lands are designated Low Rise Residential in the City of Vaughan Official Plan.

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.

We would suggest that a more appropriate approach to ensuring land use compatibility, specifically for irregular properties located within the built-up area, 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.

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

City Clerk
City of Vaughan

7 April 2017
Page 2

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, reading "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



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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