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

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

April 4, 2017
File 7852

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

Weston Consulting is the planning consultant for TIME Developments, the proponent and purchasing interest for the lands located at 188, 196, and 198 Crestwood Road in the City of 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, as outlined in the Staff Report for File 12.120.1 (April 4th, Committee of the Whole).

The above noted lands are designated Low Rise Residential in the City of Vaughan Official Plan ('VOP'). The lands are located within the Established Community Area of Thornhill. A Pre-Application Meeting was held with City of Vaughan Staff on October 25, 2016. We are currently preparing development applications for the subject lands, and will be submitting in the near future.

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:

- 9.1.2.2 In Established Community Areas, new development, as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:
- a. the local pattern of lots, streets and blocks;
 - b. the size and configuration of lots;
 - c. the building type of nearby residential properties;
 - d. the orientation of buildings;
 - e. the heights and scale of adjacent and immediately surrounding residential properties;
 - f. the setback of buildings from the street;
 - g. the pattern of rear and side-yard setbacks;

- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels).

It is our opinion that the proposed development for the Crestwood Road properties generally meets the above provisions. In addition, our proposal generally complies with the provisions of the R2 Zone in By-law 1-88. Therefore, the proposed development has been designed to respect and reinforce the existing physical character and uses of the surrounding area. This is consistent with the requirements identified in the Pre-Application Checklist issued on October 25, 2016.

9.1.2.5 Where a new street and/or laneway network and other public or private infrastructure are required to facilitate and service new development in Established Community Areas, the City will require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to ensure an orderly and comprehensive approach to development in the area. A Block Plan submission will be required in order for an application to be deemed complete and will to address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; and,
- i. phasing of development on the subject site (if applicable) and in the broader area; and
- j. compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4.

It is our opinion that the above policy is overly onerous. In the case of the proposed development, 11 new lots are contemplated on a new public road. This new road is an existing unopened Right-of-Way controlled by the City of Vaughan. In our opinion, infill projects with a small number of new dwellings should be exempt from the above policy.

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

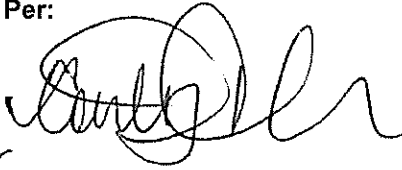
support Staff's recognition that they are not considered policy, thereby permitting deviations where appropriate or otherwise demonstrated as acceptable or desirable.

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 Kelly Graham (ext. 256).

Yours truly,

Weston Consulting

Per:



For

Ryan Guetter, BES, MCIP, RPP
Vice President

c. John MacKenzie, City of Vaughan
Client