



Urban Planners • Project Managers

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Communication
COUNCIL: April 19/17
C6 Rpt. No. 13 Item 5

April 4, 2017

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CITY OF VAUGHAN
CLERKS DEPARTMENT

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By E-Mail Only to jeffrey.abrams@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
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Attn: Mayor Maurizio Bevilacqua and Members of Council
c/o Jeffrey A. Abrams, City Clerk

Re: Item 5: Committee of the Whole Meeting, April 4, 2017
Community Area Policy Review for Low-Rise Residential Designations
Proposed Amendments to the Vaughan Official Plan 2010

Evans Planning Inc. are the planning consultants for Capital Build (Keele) Inc. (Capital Build) who are the current owners of the parcel of land legally described as Part of Lot 19, Concession 4, City of Vaughan and municipally described as 9846 Keele Street (subject lands).

Capital Build has recently acquired the subject lands from Nancy DiManno and Centreville Development Corporation, who have been actively pursuing development applications for this land in accordance with the existing policies of the Low-Rise Residential designation.

We have actively participated throughout the City's review of the Low-Rise Residential design guidelines and associated process to amend its Official Plan, through a series of written submissions to the City and the attendance at the open house meeting and the earlier council Public Meeting, per below:

- March 1, 2016 – Submission addressed to Mayor Bevilacqua and Members of Council:
 - Item 14: Committee of the Whole Meeting, March 1, 2016 Community Area Policy Review for Low-Rise Residential Designations Centreville Homes (Merino) Inc., 9770 Keele Street, Vaughan Centreville Development Corporation, 9846 Keele Street, Vaughan Implementation Options Community Area Policy Review for Low-Rise Residential Designations;
- May 10, 2016 – Open House:
 - North Thornhill Community Centre, Room A/B; 300 Pleasant Ridge Ave, Vaughan, Ontario;



- May 31, 2016 – Submission addressed to Kyle Fearon, Policy Planning & Environmental Sustainability:
 - Implementation Options: Community Area Policy Review For Low-Rise Residential Designations, 9846 Keele Street, Part of Lot 19, Concession 4, City of Vaughan;
- October 5, 2016 – Council Delegation to Committee of Whole Item 9:
 - Verbal Communication regarding community area policy review for low-rise residential designations adoption of urban design guidelines for infill development in established Low-Rise Residential Neighbourhoods file 15.120.2 wards 1 to 5;
- November 1, 2016 – Submission addressed to Mayor Bevilacqua and Members of Council
 - Correspondence to Committee of the Whole Item 2:
 - Correspondence to proposed amendments to the Vaughan Official Plan 2010

Upon reviewing the Staff Report, which was made available on Tuesday, March 28, 2017, we continue to be of the position that the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010) are prohibitive in context, restrictive in nature, do not provide for an efficient use of strategic urban land and municipal services and is not supportive of the visions of urban land uses contemplated by the recent Provincial recommendations regarding the 2015 Coordinated Land Use Planning Review.

Although the policies provide that townhouse dwellings are permitted on lands that front arterial roads, in this case, Keele Street, these policies ultimately create conflicting conditions to accommodate future residential re-development within the City of Vaughan's Low-Rise Neighbourhoods. If applied in as written, the policies will create a context wherein it will be difficult to achieve the general principles of modern development—namely that future population growth be directed to key locations, such as arterial roads where extensive investment in public transit has been made, or will be made.

With respect to the *Community Area Policy Review*, the approach presented by Urban Strategies Inc. effectively creates a scenario for Vaughan's *Low Rise Residential* neighbourhoods, which is prescriptive and restrictive, when in fact, many neighbourhoods and locations are unique and variations to said directives should be enabled to achieve the City's growth objectives.

We reiterate our concerns from our previous submissions dated above. Given the relatively recent approval of the existing VOP policies, which included significant consultation and public engagement, we believe the existing policies do not require modification to include specific criteria relating to technical matters such as matching adjacent setbacks, orientation only on public streets and limiting townhouse typology to location which contain existing townhouse typologies.



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We respectfully request, that the policies contained within the Urban Strategies Inc. report not be adopted, as it is submitted that they are unduly restrictive in nature for a policy framework and are counter-productive to modern-day city building principles. The use of guidelines, as adopted by City Council will provide a proper framework by which development applications can be reviewed.

While existing policies generally acknowledge that townhouse development may be appropriate for lands adjacent to the arterial road system, the implementing policies would be difficult, if not impossible, to satisfy, thereby negating the opportunity to redevelop with medium-density residential uses. Street townhouses, as per the VOP 2010 are considered *Low-Rise Residential*, grade-related uses. It is evidenced in past planning approvals throughout the City and at arterial locations within the Region of York that multiple-unit dwellings are an appropriate form of housing and, subject to respectful design treatments, can coexist adjacent to single family dwellings.

On behalf of our Client, I would like to thank you for the opportunity to provide this letter to you.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

Paul Tobia, Associate Planner

cc Mr. John Mackenzie, Deputy City Manager, Planning and Growth Management
Mr. Roy McQuillin, Director of Policy Planning and Environmental Sustainability
Ms. Melissa Rossi, Manager, Policy Planning
Mr. Kyle Fearon, Planner, Policy Planning
Capital Build Construction Management Corp.