

# Brutto Consulting

999 Edgeley Blvd - Unit 6  
Vaughan, ON L4K 4Z4

Tel. (905) 851-1201 Fax (905) 761-9890  
info@bruttoconsulting.ca

*Brutto Project 13-190*

June 16, 2015

City of Vaughan

Development Planning Department

City of Vaughan

2141 Major Mackenzie Drive West

Vaughan, ON L6A 1T1

C	<u>20</u>
Item #	<u>1</u>
Report No.	<u>27 (PH)</u>
Council -	<u>June 23/15</u>

Attn: John MacKenzie, Commissioner of Planning, via email only ([John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca))

Re: Low Rise Residential Designation Policy Review

Keele Street Interim Control By-law Review (By-law 120-2014)

(Z.14.017 - 9675, 9687, 9697 Keele St, Vaughan ON)

Mr. MacKenzie,

We represent the property owner of a small land assembly known municipally as 9675, 9687, and 9697 Keele Street (the 'Subject Site') in the City of Vaughan. An application to amend the Zoning By-law has been submitted (Z.14.017) for the Subject Site; the redevelopment of the property has been impacted by the Interim Control Bylaw (as noted above). We have reviewed the Staff Report (P.2015.20) and can provide the following comments.

*Keele Street Interim Control By-law*

1. The recommendations do not address the nature of the Right of Way of Keele Street and capacity for further intensification in the area;
2. Keele Street is a transit priority arterial road, which supports the general principles of intensification;
3. The subject area is in state of transition in the vicinity of two intensification areas;
4. Densities of townhouse development projects can be consistent with a low rise density insofar as building intensity as a representation of FSI;
5. Heritage Conservation Areas are intended to be areas of regeneration supported through intensification and appropriate redevelopment that responds to underdeveloped areas;
6. The test of compatibility is not one of likeness, but the ability to co-exist in harmony;
7. There is an inherent inconsistency between the delineation of the Centre of Maple on Schedule 1 and the boundaries of the Maple Heritage Conservation District Plan; and
8. There is an existing policy which addresses issues concerning daylight, landscaping and privacy with regard to Townhouses not fronting onto a public street.

We are available to meet with Staff to review the above comments, discuss their context to the Subject Site, as well as the Keele Street Interim Control By-law area as a whole.

Best Regards,



**Claudio Brutto MCIP RPP**

*President*

Brutto Consulting

cc. Melissa Rossi, City of Vaughan, Senior Policy Planner *via email* ([Melissa.Rossi@vaughan.ca](mailto:Melissa.Rossi@vaughan.ca))  
Todd Coles, City of Vaughan, Secretary-Treasurer *via email* ([Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca))  
Matthew King, Brutto, Brutto Consulting *via email* ([MKing@bruttoconsulting.ca](mailto:MKing@bruttoconsulting.ca))