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Communication
COUNCIL: Oct 19/16
CW Rpt. No. 34 Item 9

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

October 5, 2016
File 5390

Attn: Jeffery Abrams, City Clerk

Dear Sir,

**RE: Low-Rise Residential Designation Policy Review
Comment Submission
4433, 4455 and 4477 Major Mackenzie Drive West**

Weston Consulting is the planning consultant on behalf of Fiducia Ventures Inc., the registered owners of the above noted properties in the City of Vaughan (herein referred to as the 'subject lands'). The subject lands are located at the south east corner of Major Mackenzie Drive West and Pine Valley Drive, both Regional arterial roads. The subject property is surrounded by Estate Residential development along with a six-storey residential building abutting the property to the south, which is approved, and currently under construction.

A submission was made on June 16, 2016 to the Mayor and members of Council which provided a preliminary commentary on the proposed draft policies before Council at the first public hearing date (see attached). The below provides a further analysis of the subject lands and provides comments on the proposed policies for review and consideration.

The subject property is located at a predominant intersection and presents a number of unique characteristics that provide an opportunity for medium-density residential development. The following provides a summary of

- Major Mackenzie Drive West ('Major Mackenzie') is designated as part of the *Regional Transit Priority Network* and is intended to accommodate future road improvements by the Region of York. Major Mackenzie is currently under construction from Highway 400 to Pine Valley Drive to accommodate a road widening (2 lanes to 6 lanes) and will accommodate a future widening westbound from Pine Valley Drive to Islington Avenue, with construction expecting to begin in 2017.
- The Study Area includes lands located along Regional Arterial Roads, designated as *Regional Transit Network*, which present an opportunity for a moderate degree of intensification. This has been demonstrated by previous approvals within the surrounding area along both Major Mackenzie and Pine Valley Drive.

- The report provides implications that would preclude the development of private laneways in a condominium format. It is our opinion that development services by private laneways are appropriate and desirable and can provide a high level of urban design. There are many existing examples of development which function much like a public road system, with a private laneway and can be deemed successful and considered good planning.
- The proposed amendment to Policy 9.1.2.3 states that new development should respect the existing lotting fabric and physical character of existing neighbourhood. If implemented, this policy would in effect preclude infill development and prohibit developers from providing a range of housing types within community areas.
- The orientation of buildings and specific setback requirements as outlined in policy 9.1.2.2 and 2.2.3.2 is a level of prescribed information which should not be included as part of an Official Plan. It is our opinion that this is more appropriately assessed on a site specific basis and should not be contained within the Official Plan, but rather implemented through a Zoning By-law, Plan of Subdivision, or Site Plan Control process.
- With regard to policies respecting the loss of mature trees, it is our opinion that the removal of trees should be based on a tree evaluation from a qualified specialist in order to appropriately balance the protection of trees with appropriate planning. It is our opinion that the protection of the maximum number of trees should be encouraged and that appropriate replanting and preservation should be undertaken where possible.

We request that the above comments be noted and taken into consideration through the continued review of the Vaughan Community Areas and Low-Rise Residential Areas Study and that they be considered in the follow up report to Council. We reserve the right to provide further comments and continue to participate in this process, and formally request notice of future meetings, reports and draft policies in relation to this matter. Should you have any questions, please contact the undersigned or Kurt Franklin at extension 224.

Yours truly,
Weston Consulting
 Per:



Sabrina L. Sgotto, Hons. BA, MCIP, RPP
 Senior Planner

Encl. Site Air Photo
 June 16, 2015 Submission Letter

c. Client