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**November 14, 2016**

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Communication	
COUNCIL:	Nov 15/16
CW/PH Rpt. No.	39 Item 2

**Attention: Mayor and Members of Council**

**Re: Community Area Policy Review of Low-Rise Residential Designations  
Amendments to the Vaughan Official Plan 2010  
Committee of the Whole (Public Hearing), November 1, 2016 – Item #2  
And Vaughan Council, November 15, 2016  
City File: 15.120.1  
on behalf of St. Magnus Developments Inc.  
9554 Weston Road, Part of Lot 17 Concession 6,  
Block 22, Registered Plan 65M-3950  
City of Vaughan**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant for St. Magnus Developments Inc., the owner of the above referenced lands in the City of Vaughan. The above-noted property is designated "Low-Rise Residential" in Vaughan Official Plan 2010 ("VOP 2010").

On behalf of our client, we submitted development applications on July 6, 2016, including a Zoning By-Law Amendment (Z.16.031), Draft Plan of Subdivision (19T-16V006), and Site Plan Approval (DA.16.064), with a Complete Application Notice being issued on August 4, 2016. These applications propose 19 townhouse and 4 semi-detached dwellings, and has been circulated to various departments and agencies with comments received. A Public Hearing was also held on October 5, 2016. On behalf of our client, we have taken the opportunity to review the staff report detailing the proposed amendments to the City of Vaughan Official Plan 2010 relating to Infill Development within existing Community Areas which was considered at a statutory Public Hearing on November 1, 2016.

As it relates to the proposed development, we are concerned the proposed amendments to the VOP 2010 are unclear, too restrictive and in our view will potentially have detrimental implications to the development as proposed.

The Vaughan Official Plan is intended to address long-term planning direction of a municipality, and is required to be in conformity with Provincial and Regional land use policy. More specifically, the Provincial Policy Statement (PPS) requires that municipal Official Plans be consistent with its policies relating to the wise use of land in the Province. This includes, but is not limited to supporting intensification and more transit-supportive land use patterns and providing an appropriate range of housing types and densities, which are required in order to encourage the creation of more compact, diverse and complete communities.

The proposed changes will significantly reduce opportunities for appropriate townhouse development that will contribute to transit-supportive densities while offering a variety of housing options within the City of Vaughan. Certainly it can be understood that the development of townhouses is not suitable in all instances, however this is unquestionably something that should be determined based on the merit of an individual application, and not widely applied to all Low-Rise Residential lands within the City through the Official Plan.

The City of Vaughan undertook numerous background studies relating to community design and housing needs while developing the VOP 2010, which has shaped the direction of development and land use since its inception in 2010. These studies provided a foundation upon which the Official Plan policies were created, and those policies should be respected given the magnitude of research prepared which supports their creation.

In general terms, the amendments to the Plan propose:

- All new dwellings shall front onto a public street;
- Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- The general pattern of front, side and rear yard setbacks shall be respected and maintained, including:
  - Minimum Front Yard Setback shall be 4.5 metres;
  - Minimum Rear Yard Setback shall be 7.5 metres;
- Where a parcel does not front an Arterial Street, townhouses shall not be permitted.

We are of the opinion that the amendments proposed are too prescriptive to be included in the Official Plan, which should generally be limited to higher level policy planning, particularly the policies relating to minimum setbacks, which is something more commonly addressed by the Zoning By-law.

Additionally, some of the policies lack clarity, for example the final point above. The rationale provided by Staff states *"Policy 9.1.2.4(g) has been added to clarify that new townhouse development will only be considered in the Low-Rise Residential designation on parcels where there is frontage and access onto an Arterial Street"*. Currently, our clients parcel of land has frontage onto an Arterial Road as well as local roads to the rear. How would this policy apply?

The rationale provided in the City's report includes statements such as, *"more intense dwelling types might be appropriate only at the edges of a neighbourhood along arterial roads"* and *"this proposed new policy recognizes that townhouse developments, as well as semi-detached houses, are not*

*common in most of Vaughan's long established neighbourhoods and if introduced would mark a significant physical change".*

Our client's development consists of 19 townhouse dwellings which will front both onto an Arterial Road (Weston Road) and a Local Road (Laval Street). Currently, Laval Street supports townhouse dwellings exclusively. From a land use planning perspective, the most suitable form of housing to fill this vacant block would be street townhouse dwellings, as they respect the character of the existing streetscape and do not interfere with the obvious transition in density and housing type as the Community Area moves towards the Arterial Road. However, it is unclear if any impact to the proposed development would result from the proposed amendments to the Official Plan. The proposed amendments are intended to apply City-wide but do not appropriately respond to varying site conditions such as this.

Furthermore, the proposed application is generally consistent with the Block 39 Community Block Plan, which has been approved and in effect for nearly 10 years. The Block Plan, as approved provides that these lands would be developed for townhouse uses. The intent of the approved Block Plan is to create an appropriate land use planning framework used to guide development patterns and types within its subject area. The proposed changes to the Official Plan could potentially have implications to pre-existing and approved Block Plans.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

Thank you for the opportunity to comment and we look forward to participating further in the review. If you have any questions please contact the undersigned.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
Associate / Senior Planner

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             St. Magnus Developments Inc.