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November 1, 2016

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

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Communication
COUNCIL: <u>Nov 15/16</u>
PH Rpt. No. <u>39</u> Item <u>2</u>

Attention: Mayor and Members of Council

**RE: Committee of the Whole (Public Hearing), Report No. 39
Item 2
Community Area Policy Review For Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010 File 15.120.1**

This letter is being submitted on behalf of various companies with land holdings that TACC Developments manages including: Nashville Developments Inc. and its associated companies, Copper Creek Golf Club, 1045501 Ontario Limited, Kirby 27 Developments Limited and landowners within Block 41 with respect to the proposed amendments to Vaughan OP 2010 (VOP2010) and how they relate to the development potential of these lands.

TACC Developments requests a meeting with City staff to discuss the proposed policies and our concerns presented in this letter.

The following provides an overview of some of the policies and our concerns. The landowners TACC represents retain the right to provide additional comment or object to other proposed policy amendments.

Proposed Policy 2.2.3.2

The proposed amendment does not consider that some areas in Vaughan should have the *"general character of established neighbourhoods"* altered in order to maximize the use of infrastructure investments being made by the City, Region and Province. An example of investment in infrastructure that may not be maximized is within the community of Nashville. The Region has recently invested in the installation of a water line through the community, the City is planning for expansion of sanitary sewers to the area and the Province has committed to the extension of highway 427 to Major Mackenzie Drive. In the context of Places to Grow it makes little sense to reinforce and protect single family dwellings on half

acre to one acre lots, when the lands will be best suited for use of a mix of housing types and tenures once infrastructure is in place.

Proposed Policy 9.1.2.2

The addition of language that requires the height and scale of adjacent and immediately surrounding residential uses be respected and reinforced does not consider or permit adequate transition between building types and densities on larger parcels that abut existing built up areas or areas that are currently planned that abut stable communities. There needs to be a recognition that while there are very few larger parcels in the stable communities they do exist and that within the context of affordability and land values new built forms and lot sizes should be permitted.

Furthermore, the proposed policy could have a negative impact on development applications on lands that abut the Proposed Stable Community Areas and could require changes to approved Block Plans that currently conform to VOP2010 and site specific Official Plan Amendments.

Proposed Policy 9.1.2.3

There is a reference to the inclusion of a new Schedule 1B. This schedule was not made available to the public for review prior to the public hearing, despite being referenced it was not attached to the report. Of concern is how the policies proposed in 9.1.2.2 will impact lands that abut the lands identified on this schedule.

Sub-section (a) requires that any new lot have an equal or larger frontage than existing lots. Historically, in Nashville, the primary rationale for having wide lots was to allow for adequate spacing of wells and septic tanks on each property. Once the area is fully serviced, lot width should no longer be of concern and instead, a focus on efficiently using the infrastructure should be considered. This policy will have a negative long term economic impact on the City as fewer properties will be contributing to the capital and operating costs of municipally owned infrastructure.

In the context of Nashville, Maple and Woodbridge Subsection (f) is contrary to the policies of each of these communities' Heritage Conservation District Plans as these documents contain built form guidelines that allow for semidetached and townhouses without requiring justification as required in Policy 9.1.2.4. Based on the Ontario Heritage Act, this could create a conflict between City documents that should be avoided.

Conclusion

TACC Developments, on behalf of various landowners has concerns with respect to the proposed amendments to Vaughan OP2010 and how these amendments could impact the future use of these lands.

TACC Developments requests a meeting with City staff to discuss the concerns raised and any others that may arise as further review occurs.

If you have any additional questions, please do not hesitate to contact the undersigned.

Yours truly,

TACC DEVELOPMENTS INC



Per:

Aaron Hershoff, MBA, M.C.I.P., R.P.P.
Development Manager

cc: Mr. Jeffery Abrams, City Clerk
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. Ira Kagan, Kagan Shastri LLP