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November 1st, 2016

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<p>c 7 Communication COUNCIL: Nov 15/16 CW(PH) Rpt. No. 39 Item 2</p>

Attention: Mayor and Members of Council

**Re: Community Area Policy Review for Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
Committee of the Whole (Public Hearing) – November 1, 2016
City File #15.120.1
On behalf of A. Baldassarra Architects Inc.
11 and 19 Donna Mae Crescent
City of Vaughan**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant for A. Baldassarra Architects Inc. ("client"), the owner of 11 and 19 Donna Mae Crescent in the City of Vaughan. The subject lands are generally located south of Centre Street and west of Yonge Street. The subject lands are designated "Low Rise Residential" in Schedule 13 (Land Use) of the Vaughan Official Plan 2010.

On behalf of our clients, we have reviewed the proposed amendments to the City of Vaughan Official Plan 2010 relating to the Community Area Policy Review for Low-Rise Designations and we are concerned with the proposed changes, specifically Policy 9.1.2.2 and 9.1.2.3 and its implications on our clients proposed development for the subject lands. Further, the subject lands have been included within the large lot neighbourhood as shown in the Proposed Schedule 1B (Vaughan's Established Large-Lot Neighbourhoods).

A pre-consultation meeting with City staff with regards to proposed development of the subject lands for the creation of 4 new lots on a proposed extension of Donna Mae Crescent (Public Road) was held in July 2015. During the pre-consultation meeting, the City did not identify the need for an Official Plan Amendment to facilitate the proposed development. We are concerned that as a result of the proposed changes to the Official Plan that new policies will have implications on the

development as proposed. We are in process of submitting the required applications and necessary supporting materials and information.

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.

A handwritten signature in black ink, appearing to read 'R. Mino-Leahan', written over a horizontal line.

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

Copy John Mackenzie, Deputy City Manager, Planning and Growth Management
Roy McQuillin, Director of Policy Planning and Environmental Sustainability
Melissa Rossi, Manager, Policy Planning
Kyle Fearon, Planner 1, Policy Planning
Laura Janotta, Development Planning
A. Baldassarra Architects Inc.