



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P-2715

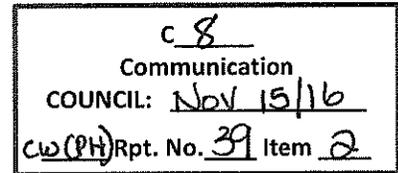
November 1st, 2016

By Email Only: Jeffrey.abrams@vaughan.ca

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

Attention: Mayor and Members of Council

**Re: Community Area Policy Review for Low-Rise Residential Designations
Proposed Amendments to Vaughan Official Plan 2010
File No.: 15.120.1
Hatpin Developments Inc.
10274, 10286 and 10296 Keele Street
Part of Block 724, Registered Plan 65M-2086 and Part of the East Half of Lot 22
and Part of Lot 23, Concession 4
City of Vaughan**



Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant for Hatpin Developments Inc., owner of the above noted subject lands. The subject lands consist of the four (4) parcels at the north-west corner of Keele Street and McNaughton Road. The properties are currently vacant, with the exception of 10286 Keele Street, which supports a vacant dwelling. The lands have an area of approximately 0.98 ha (2.42 ac), with approximate frontages of 115 m (377.3 ft) on Keele Street and 66 m (216.5 ft) on McNaughton Road.

As per Schedule 1 – Urban Structure of the City of Vaughan Official Plan 2010 (“VOP 2010”), the subject lands are within a “Community Area” and are further designated “Low Rise Mixed Use” as per Schedule 13 – Land Use.

An application for a Zoning By-law Amendment was submitted to the City of Vaughan on October 19, 2016 to facilitate the future development of the lands with (54) residential units including

sixteen (16) three-storey stacked townhouse units fronting onto McNaughton Road and thirty-eight (38) block townhouse units. Fourteen (14) of the block townhouse units front directly onto Keele Street, while the remaining units are internal to the site, fronting onto the proposed pedestrian mews. All of the units have private garages accessed through an internal condominium road, with a connection to Keele Street at the north-east corner of the site.

On behalf of our client, we have reviewed the proposed amendments to VOP 2010, as it pertains to the Community Area Policy Review for Low-Rise Designations. Following our review, it is our understanding that the intent of the proposed amendments is to direct more intense forms of residential development (i.e. townhouses and semi-detached dwellings) towards the edges of neighbourhoods, along arterial roads, and establish policies to regulate the built form of such developments to ensure compatibility with existing development. That said, it is unclear as to where the proposed policies are applicable, and have concern that the proposed policies may be applicable to areas designated "Low Rise Mixed Use".

We are of the opinion that if the proposed policies are applicable to lands in the "Low Rise Mixed Use" designation it will prevent our client's lands from being developed as proposed, in accordance with the existing "Low Rise Mixed Use" policies as outlined in Section 9.2.2.2 of VOP 2010. Generally, lands within this designation are located on arterial roads and are largely separated from stable, low-rise residential neighbourhoods. As per Section 9.2.2.2.f of VOP 2010, the permitted residential building types within the "Low Rise Mixed Use" designation include: *townhouses, stacked townhouses and low-rise buildings*. These permitted building types and the increased heights and densities associated with the "Low Rise Mixed Use" designation suggest that these are areas where intensification is encouraged and can be accommodated.

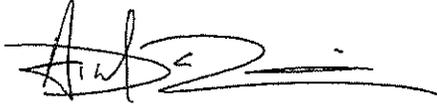
Conversely, the proposed amendments would seem to conflict with the aforementioned and would limit the development of the subject lands by:

- Requiring that all new dwelling units have frontage on a public street;
- Not permitting stacked and back-to-back townhouse units;
- Not allowing private laneways or driveways to be used for the purpose of providing frontage for a dwelling unit; and,
- Requiring minimum front and rear yard setbacks of 4.5 metres and 7.5 metres respectively.

For the reasons outlined above, we recommend that the proposed amendments to the Vaughan Official Plan 2010 not apply to lands designated "Low Rise Mixed Use" and request consideration of this in any decisions related to the proposed amendments. Further, we request notification of any decision made by Council with regard to the proposed changes to the Vaughan Official Plan 2010.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner

FOR

- c. 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 I, Policy Planning
- Jason Bottoni, Hatpin Developments Inc.
- Matthew Creador, Hatpin Developments Inc.