



## memorandum

C	14
Communication	
CW:	OCT 5/16
Item:	9

**DATE:** OCTOBER 5, 2016

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE,  
DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**SUBJECT:** COMMUNICATION - ITEM 9, REPORT 34 – RESPONSE TO CORRESPONDENCE C9

**COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS  
ADOPTION OF URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN  
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS  
FILE 15.120.2, WARDS 1 TO 5**

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Staff has reviewed the above noted Communication and can advise as follows. The letter from KLM Planning Partners' on behalf of BILD (York Chapter), outlines a range of concerns. They are primarily focused on matters surrounding intensification policy and contend that the Guidelines set out in this staff report will "stifle development of infill projects in Vaughan". The basis for this conclusion is not elaborated on. The portion of the study dealing with the proposed changes to the policies of VOP 2010 will be addressed in a future public hearing, which is now tentatively scheduled for November 1, 2016. Many of the issues identified in the communication will be addressed in that report.

The final commenting date on the Guidelines and study, coming out of the Council direction of March 22, 2016, was set at May 31, 2016. Notwithstanding this deadline, staff and BILD are continuing to pursue further dialogue on this and other matters. As such, a meeting with the BILD Executive (York Region Chapter) is scheduled for Tuesday, October 11, 2016. This matter was placed on the meeting agenda by City staff for discussion. Input obtained will be addressed in subsequent reports.

Respectfully submitted,

**JOHN MACKENZIE**  
Deputy City Manager  
Planning and Growth Management

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**Copy To:** Daniel Kostopoulos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Director of Policy Planning and Environmental Sustainability