

**WESTON
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planning + urban design

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Communication
cw: April 9/13
Item: 14

April 9, 2013

File 5606

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

Dear Sir,

**RE: City of Vaughan Draft Official Plan: Volume 2 – April 2013
Thornhill Centre Street Area Land Use Plan Modifications
1238 Centre Street
File #OP.25.1**

Weston Consulting (WC) is the planning consultant representing the owner of the above noted property. The owner's intentions are to retain existing permissions for the subject property and ensure that an appropriate framework is in place to facilitate the eventual redevelopment of the subject property at a higher density and mix of uses.

WC has been monitoring the Thornhill Centre Street Area Land Use Plan and attended the November 23rd Open House for the Centre Street Corridor Study on behalf of the owner. Furthermore, a submission to the City of Vaughan was made on December 16, 2011, which provided background information for the lands and provided comments in relation to the City's Official Plan, Draft Centre Street Land Use Study, Streetscape Master Plan and Urban Design Guidelines. The comments previously identified in our 2011 correspondence remain applicable where appropriate; however, we wish to provide the following supplementary comments.

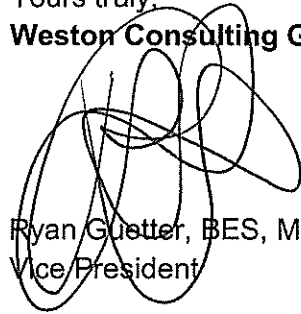
The following comments are provided in relation to the proposed modifications to the Thornhill Centre Street Area Land Use Plan and draft Section 12.10, in Volume 2 of the Vaughan Official Plan 2010 (April 9, 2013 Committee Report) as it relates to the above noted property:

1. Height - We understand that the maximum height for the subject lands has been modified to a maximum height of 4 storeys along Centre Street frontage of the lands. We further understand that the proposed policies permit consideration for additional height up to 6 storeys in accordance with detailed site specific requirements. In our review of the site specific requirements, it is unclear how and where the policies provide for 6 storey development. It continues to be our understanding that building heights greater than 6 storeys should be supported in certain locations where they are contained within the 45 degree angular plane provisions from the northern property line and where they provide appropriate transition to adjacent lands to the north. Building heights greater than what is proposed would assist in providing transit supportive densities in locations that are appropriate and would also achieve a balance between open space and building mass for these areas. We further do not support the restriction of 2.5 storey heights as proposed in the northern portion of the Mixed Use Area B designation.
2. Density – We note that the proposed net density for Mixed Use Area B is 1.6 FSI. In accordance with the Region of York Official Plan, overall densities along transit supportive corridors should achieve an average FSI target of 2.5. We suggest that the proposed density of 1.6 FSI for this portion of the Regional Corridor does not represent an optimization of the density for this area, particularly, for certain individual sites that may develop in the area independently.
3. Comprehensive Development Plans – Our review of the draft policies indicate that additional policies regarding comprehensive development planning have been incorporated. While we recognize the importance of coordinated planning within this block, there should be sufficient flexibility to allow individual sites to proceed on their merit based on satisfying general principles of the plan.
4. Parking – We support policies that would permit underground parking below streets, particularly beneath shared laneways or public laneways.
5. Mixed Uses – We suggest that there be a wide range of use permissions, which would support the mixed use nature of transit corridors. However, we do not support a cap on the maximum permitted floor area for retail uses as proposed.

We request that the above comments be considered by the Committee and Staff. We reserve the right to provide further comments in relation to these documents, as necessary.

Should you have any questions in relation to this correspondence, please contact Jane McFarlane at ext. 225, or the undersigned at ext. 241.

Yours truly,
Weston Consulting Group Inc.



Ryan Guetter, BES, MCIP, RPP
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