



**WESTON
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planning + urban design

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Communication
CW: April 9/13
Item: 14

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

April 9, 2013
File 5030

Dear Sir,

**RE: City of Vaughan Draft Official Plan: Volume 2 – April 2013
Thornhill Centre Street Area Land Use Plan Modifications
1260, 1272, 1282, 1294, 1304 and 1314 Centre Street
File #OP.25.1**

Weston Consulting is Group Inc. (WCGI) is the planning consultant for Dr. Arthur Fisch, the owner of the above noted properties, municipally known as 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street, in the City of Vaughan (herein referred to as the 'subject lands'). The subject lands are located on the northeast corner of Centre Street and Concord Road in the community of Thornhill. The subject properties are currently occupied by single family dwellings.

WCGI has been monitoring the City's preparation of the new Official Plan (Volume 1 and 2) and the Thornhill Centre Street Area Land Use Plan as it relates to the subject lands. Previous submission were made to the City and Region on February 9, 2010, May 27, 2010, June 3, 2010, and October 27, 2010 expressing our opinion that there is potential for greater intensification in the form of mixed use development at this site than what the existing planning documents permit.

In relation to the Thornhill Centre Street Area Land Use Study, we attended the May 5, 2011 and June 7, 2011 workshops and the November 23, 2011 and May 15, 2012 Open Houses. We also attended a meeting with City Staff and their Planning Consultants on January 25, 2012 to discuss our issues and concerns with the proposed Plan and Policies.

It is noted here that since our participation in the Official Plan review process and the Thornhill Centre Street Area Land Use Study, an appeal to the Ontario Municipal Board (OMB) was filed by our clients legal counsel with respect to specified policies, maps and schedules of the Official Plan as they apply to the subject property.

WCGI has more recently reviewed the draft Official Plan Volume 2 document attached to the April 9, 2013 Staff Report. At this time, WCGI offers the following comments on the proposed modifications to Section 12.10 – Centre street Corridor, of Volume 2 of the Vaughan Official Plan 2010 as it relates to the above noted subject property:

1. We continue to support the designation of the subject lands as Mid-Rise Mixed-Use. A mixed-use designation that incorporates both residential and commercial uses is appropriate for the subject lands.
2. We understand that the maximum height for the subject lands has been modified to a maximum height of 4 storeys along the Centre Street frontage of the lands, whereas a maximum of 6 storeys was previously contemplated. While the proposed policies permit consideration for additional height up to 6 storeys in accordance with detailed site specific requirements, it is unclear how and where the policies provide for a 6 storey development. It continues to be our opinion that 6 storeys be permitted at a minimum across the site.
3. The proposed minimum height of 2.5 storeys at the corner of Concord Road and Centre Street and along the rear of the subject lands is still too low as the Draft Urban Design Guidelines (November 2011) identifies the intersection of Concord Road/Centre Street as one of the "Gateways" and adjacent low rise residential development consists of 3 storey heights. Greater heights are warranted as a means to focus building height transition.
4. The proposed net density is maintained at 1.6 FSI. The proposed net density still needs to be increased in order to achieve densities sustainable of a Regional Corridor.
5. We support the inclusion of policies in the Official Plan that promote comprehensive planning, however, the proposed policies concerning comprehensive planning and the detailed site specific requirements are too prescriptive. There should be enough flexibility to allow individual sites to proceed on their own merit based on satisfying the general principles of the plan.
6. The proposed built form and urban design policies are too prescriptive and detailed than is necessary for an Official Plan and more appropriate for zoning regulations and/or urban design guidelines. For instance:
 - a. The requirement for outdoor amenity space in the form of courts is too prescriptive, as some development proposals may not be able to achieve this form of development in all instances; and
 - b. 7 metre rear yard laneway/access driveway requirement is also too prescriptive and may not be achievable in all circumstances.

As indicated above, there are many issues identified in our previous submissions that have not been addressed. We request that the above noted comments be considered by the Committee and City Staff.

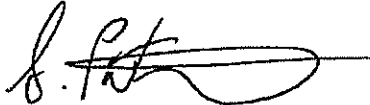
We further request that we be notified of any additional or revised documents that may be prepared regarding Section 12.10, Centre Street Corridor, of Volume 2 of the Vaughan Official Plan 2010.

Should you have any questions or require clarification on this matter, please contact Jane McFarlane (ext. 225) or the undersigned.

Yours truly,

Weston Consulting Group Inc.

Per:

A handwritten signature in black ink, appearing to read 'S. Patano', with a long horizontal flourish extending to the right.

Sandra K. Patano, BES MES MCIP RPP
Senior Planner

Cc: Dr. Arthur Fisch
Mark Flowers, Davies Howe Partners LLP
John MacKenzie, City of Vaughan
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