



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

March 30, 2017

e-mail clerks@vaughan.ca
City of Vaughan
2141 Major Mackenzie Drive
Maple, ON



Mayor and Members of Council:

Re: April 4, 2017 Committee of the Whole
File No. 15.120 Low-Rise Residential Designation Policy Review.
Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan

This is further to previous submissions regarding the above-noted study and draft Official Plan Amendment proposed to implement the study.

We have now had an opportunity to review the staff report. We continue to have serious concerns with the policies related to townhouse development along arterial roads in general and with regard to this property specifically.

1. We do not agree with the transition provisions discussed in Section e) of the staff report. We have been working on this property since 2013 when we had our Preconsultation meeting. We have not submitted an application for a number of reasons. This should not give the subject property a disadvantage over those properties who have been able to file a complete application. We filed an objection to the Interim Control By-law and have filed letters during each step in the process. There should not be a separate set of rules for properties who have filed applications and those who have shown their intention developing their property for townhouse use.
2. We note some changes to Policy 9.1.2.4 in the proposed amendment but find these changes will still severely limit the ability to develop this property with well-designed townhouses. We continue to object to:
 - Policy c. which does not allow townhouse units to front on a lane;
 - Policy d. which despite the proposed changes will limit reduced setbacks because they will have to be “consistent” with those in By-law 1-88. (Discussed in the staff report.)

- Policy e. which states that scale and massing has to respect the scale and massing of adjacent development. This is redevelopment and will not necessarily have the same the same scale and massing as adjacent development, but would still be appropriate. Lands abutting an arterial are often not an integral part of the neighbourhood. Such lands are “fringe” to the neighbourhood. With reference to our specific property, the subject lands do not directly abut existing houses to the west. There is Maple Legion Hall and Ramsey Armitage Park, a linear park, separating these lands from the lands to the west. This provides a great opportunity for transit supportive townhouse development along Keele Street. It will not interfere with the interior low density neighbourhood, but it will not be the same scale and mass as existing development along Keele Street.

We object to this study, its finding and proposed implementation. Development along a transit route such as Keele Street, located in the GTA, where there is a serious housing shortage should make sense. In the context of Maple, 3 storey townhouses on laneways provide a reasonable intensification opportunity consistent with Provincial Policy.

My previous correspondence is attached once again.

Yours truly,

LEPEK CONSULTING INC.

A handwritten signature in black ink, appearing to read 'Helen Lepek', followed by a long horizontal flourish.

per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara

K. Fearon



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

October 31, 2016

e-mail clerks@vaughan.ca
City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Maple, ON

Re: Item 2: Committee of the Whole Meeting Agenda for November 1, 2016
Proposed Amendments to the Vaughan Official Plan 2010 - (File #15.120.1) Low-Rise Residential Designation on behalf of Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street City of Vaughan

This is further to comment letters dated June 25, 2015 and May 15, 2016. These letters set out our very serious concerns with the proposed guidelines which are now proposed to be formalized by amendments to the Vaughan Official Plan 2010. We would like our objection letter added to the addendum items agenda and distributed to Council.

We object to the staff-recommended official plan amendment policies. We feel they are overly restrictive and do not afford an opportunity to utilize arterial road locations effectively. **We believe that interior neighbourhoods can be protected without these strict restrictions on lot sizes, orientation, lanes, etc. being proposed for arterial roads.**

Furthermore, the proposed policy changes do not recognize specific locations such as this one, where there is a separation by a watercourse from the interior neighbourhood. Planning by definition is the management of change. It is appropriate and good planning to allow the arterial roads to be intensified. The approach should be flexible and innovative, not just aimed at maintaining the status quo. Arterials, where the best opportunities for intensification exist, should be treated with flexibility

For these reasons, we are objecting to the recommended Official Plan amendments and urge Council to reconsider their adoption.

Copies of our earlier letters are attached. Kindly acknowledge receipt.

Yours truly,

LEPEK CONSULTING INC.

A handwritten signature in black ink, appearing to read 'Helen Lepek', followed by a long horizontal line.

per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara

Kyle Fearon



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

May 25, 2016

e-mail kyle.fearon@vaughan.ca
City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Maple, ON

Attention: Mr. Kyle Fearon

Re: Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan
Low-Rise Residential Designation Policy Review
File No. 15.120 Low-Rise Residential Designation Policy Review.

This is further to the letter dated June 25, 2015 (copy attached) which I wrote on behalf of the above-noted project and the City's request for comments on the Community Area Policy Review Study for Low-Rise Residential designation tabled at Committee of the Whole in March of this year.

We have now had an opportunity to review the study. **These comments are directed to development along arterials in general, but more particularly to Keele Street and the above-noted properties.**

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| <i>Comments related these specific properties have been bolded, boxed and italicized.</i> |
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One of the purposes of the report was to review policies for redevelopment along arterial roads particularly with respect to uses such as townhouses and semi-detached dwellings. A policy directed at such uses is welcome. However, we have the following comments related to these new policies

Loss of Trees Policy 9.1.2.2 h.

It is inevitable that there will be some loss of trees with townhouse developments and tree preservation will be encouraged, however, this should not be used as a reason to preclude townhouse development on specific sites. Hopefully, that is not the intent since there are policies directed at loss of trees in Section 5.3 (Townhouse Infill Guidelines).

Arterial Roads- Policy 9.1.2.4

1. The word “limited” should be deleted in the third line. Arterial roads are a good location for intensification. Additional arterial road locations should be designated as Intensification Areas

Keele Street is designated as a Major Arterial on Schedule 9 to the official plan. On Schedule 10: Major Transit Network of the Official Plan it is designated “Regional Transit Priority Network”. As such, Keele Street is a location that should provide opportunities for intensification. This can be done without being identical to the forms of housing in the interior of Community areas. Appropriate locations on Keele Street (such as this one) should be identified as suitable for intensification.

2. Item c. Townhouses on private laneways should be permitted. Back to back or laneway houses are a good and acceptable form of housing along arterials. The report’s assessment of best practices in other jurisdictions does not include the Town of Richmond Hill which does approve this form of housing fronting on arterial roads.

Lands abutting an arterial are often not an integral part of the neighbourhood. Such lands are “fringe” to the neighbourhood. With reference to our lands, the subject lands do not directly abut existing houses to the west. There is Maple Legion Hall and Ramsey Armitage Park, a linear park, separating these lands from the lands to the west. This provides a great opportunity for transit supportive townhouse development oriented to Keele Street that will not interfere with the interior low density neighbourhood.

3. Items d. and e.

We do not agree. There has to be compatibility and recognition of the existing neighbourhood but the townhouses should not have to mimic the pattern of front, side, and rear yard requirements.

Section 5.3 Proposed Townhouse Infill guidelines

Arterial roads provide opportunities for the creativity of site layouts. Some of the proposed guideline standards hamper this. In this regard:

- Private laneway development should be permitted.
- Setbacks from the arterial road should be a minimum of 3 metres as permitted by the Region in other municipalities.
- 3 Storey height should be permitted even if adjacent properties are of a different height.

C 10.7

- Townhouse units do not need to be separated by 12 metres from a rear lane to function well and be well-designed.
- Townhouses need an amenity space but it need not necessarily be at grade private fenced backyard. Nor does it need to be 7.5 metres of rear yard.
- Rear areas do not have to have 50% of their area as soft landscaping in order to be attractive.

Note: in the case of this specific site—there is a park abutting the westerly limit of the property.

- Townhouse units do not have to have a minimum 12 metre depth. There are instances where a wider than 6 metre unit with a shallower than 12 metre depth will create an attractive livable home.

I repeat below the planning justification for this property sent in my 2015 letter:

Planning Justification

We believe that townhouses are supportable in this location for the following reasons:

1. 3 storey townhouses are a permitted use in the Low-Rise Residential designation in the Vaughan Official Plan 2010.
2. Intensification in urban serviced areas is supported by the Provincial Policy Statement.
3. The massing provided by townhouse units provides an opportunity for attractive streetscapes along a wider arterial road (Keele Street)
4. The location at the intersection of an arterial and local road provides for opportunities for appropriate access and parking without compromising traffic movements on Keele Street.
5. There is physical separation between this property and the residential neighbourhood to the west. A natural buffer and distance separation is created by the existing watercourse, the Ramsey Armitage Park and the Maple Lions Centre.
6. Architectural compatibility with the Maple Heritage District for uses along Keele Street can be achieved through site plan design.

Please keep me informed of meetings related to this study and its implementation. Thanks.

Yours truly,

LEPEK CONSULTING INC.

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

per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

June 8, 2015

e-mail policyplanning@vaughan.ca

City of Vaughan

Policy Planning Department

2141 Major Mackenzie Drive

Maple, ON

Attention: Melissa Rossi Senior Planner

Re: Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan
Council Public Hearing: Low-Rise Residential Designation Policy Review June 16, 2015
File No. 15.120 Low-Rise Residential Designation Policy Review.

I am writing this letter on behalf of the above-noted properties. We have been working for some time on a townhouse proposal for the Subject Lands. Please note that I am writing this letter in advance of a staff report being issued as I will be out of the country until June 23, 2015. I am writing this without the benefit of having reviewed an information report. Upon my return, I will be reviewing the report and minutes of the Public Hearing. I may be submitting additional comments.

I. History

We have been working on a proposal for townhouse development at this location since 2013.

A pre-consultation meeting was held with City staff on August 23, 2013. Following that meeting, we developed a work program and the steps towards submission of rezoning and site plan applications were initiated. Included in the steps to submission was consultation with the TRCA to determine the development envelope since there is a watercourse located to the west of the subject lands. We have also investigated servicing and heritage issues.

II. The Interim Control By-law 120-2014

The Interim Control By-law was enacted during our pre-submission investigations. Brattys LLP filed an appeal to the By-law No. 120-14 on October 29, 2014. We are a party to the OMB Hearing scheduled to commence on October 26, 2015.

III. Planning Justification

We believe that the redevelopment of the Subject Lands for townhouses is supportable for the following reasons:

1. Townhouses are a permitted use in the Low-Rise Residential designation in the Vaughan Official Plan 2010.
2. Intensification in urban serviced areas is supported by the Provincial Policy Statement 2014.
3. The massing provided by townhouse units provides an opportunity for attractive streetscapes along a wider arterial road (Keele Street).
4. The location at the intersection of an arterial and local road provides for opportunities for appropriate access and parking without compromising traffic movements on Keele Street.
5. There is physical separation between this property and the residential neighbourhood to the west. A natural buffer and distance separation is created by the existing watercourse, the Ramsey Armitage Park and the Maple Lions Centre.
6. Architectural compatibility with the Maple Heritage District for uses along Keele Street can be achieved through site plan design.

I will be reviewing the Urban Strategies Inc. report upon my return and as indicated may be making additional submissions. Please provide these comments

Yours truly,
LEPEK CONSULTING INC.



per: Helen Lepek, M.C.I.P., R.P.P.

copies:
Stevenwave-Co-tenancy
Brattys LLP - C. Facciolo