



**WESTON
CONSULTING**

planning + urban design



City of Vaughan
2141 Major Mackenzie Drive
Vaughan ON
L6A 1T1

April 4, 2017
File 6728/6729

Attn: Jeffrey Abrams, City Clerk

Dear Sir,

RE: Community Area Policy Review For Low-Rise Residential Designation Amendments to the Vaughan Official Plan 2010

Weston Consulting is the planning consultant for Centra (Keele) Inc., the registered owner of the lands in the City of Vaughan municipally known as:

1. 9785 and 9797 Keele Street and a parcel known as PCL-176; and
2. 9560 and 9570 Keele Street (collectively the 'subject lands').

This letter is provided in response to the Staff Report (File 12.120.1, April 4th, Committee of the Whole) and document entitled *Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study* prepared by Urban Strategies dated October 2016. This letter is further to the correspondence provided on May 31, 2016, October 5, 2016 and November 1, 2016 in response to the document entitled *Draft Report Final Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study* dated October 2016.

The above noted lands are designated Low Rise Residential in the City of Vaughan Official Plan ('VOP') and are within the Maple Heritage Conservation District. We have submitted development applications for the subject lands, which are under review.

Further to our letter dated November 1, 2016, we note that our concerns with regard to transition provisions have been addressed in the latest Staff Report, acknowledging that development applications that have already been received will not be subject to the proposed Official Plan amendments. This has been acknowledged by Staff in the text within the Staff Report and we support this approach as outlined.

We also wish to acknowledge the clarification provided as to the applicability of the adopted Townhouse Infill Guidelines, which recognize that applications filed prior to the adoption of the Guidelines on October 19, 2016 are not to be subject to the Guidelines and support Staff's acknowledgment that the adopted Guidelines are not policy.

It was noted in the meeting minutes of the October 19, 2016 Committee of the Whole that *conceptual designs are to be prepared, with stakeholder input, to investigate opportunities to incorporate driveway or laneway circulations systems to accommodate development in deeper parcels fronting onto arterial roads, within the Low Rise Residential Area.* It is to our understanding that additional conceptual design have not be issued to date and we request a copy of these materials once they are made available.

Notwithstanding the above considerations, our comments and concerns identified in previous correspondence remain applicable and we do not share the opinion of Staff concerning certain policies or modifications contained in the Staff Report or draft amendment.

We request to continue to be provided with any further notice of any meetings, reports or draft policies in relation to this matter. Should you have any questions, please contact the undersigned at (ext. 244) or Julia Pierdon (ext. 307).

Yours truly,

Weston Consulting

Per:

Ryan Guetter, BES, MCIP, RPP
Vice President

c. John MacKenzie, City of Vaughan
Aaron Platt, Davies Howe
Clients