

HUMPHRIES PLANNING GROUP INC.

C <u>25</u>
COMMUNICATION
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

April 4, 2016
File: 06125

Clerk
City of Vaughan
2141 Major Mackenzie Drive
City of Vaughan, ON
L6A 1t1

Attn: Mr. Jeffrey Abrams

Re: Comment Letter regarding Draft Plan of Subdivision Application
19T-16V001 - Dufferin Vistas Ltd.
Vicinity of Dufferin Street and Maurier Boulevard
Council Public Meeting - April 5, 2016 - Staff Report P.2016.12

Humphries Planning Group Inc. represents 1275620 Ontario Inc. owner of lands located to the immediate north of the subject site. We have reviewed the staff report and attachments and wish to express the following concerns and objections to the application:

1. At the time the staff report was written it appears the application was incomplete, as a number of required studies have not been submitted. Such being the case, we question the basis for which the City is holding a public meeting for the application or the acceptance of an incomplete application for review and commenting purposes at this time.
2. We note that this report only pertains to a draft plan of subdivision application and no associated rezoning or site plan applications have been submitted. The absence of a rezoning application does not serve to inform the public or review agencies with respect to pertinent details of the proposed use as related to compatibility or suitability of the proposed use of the property in relation to existing surrounding uses.

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3. The proposed draft plan of subdivision plan has excluded proper planning consideration for the existing surrounding area. The following changes and conditions are appropriate to accommodate within the draft plan as currently proposed by the applicant:
- All lots should have a rear yard to rear yard interface – no side yards will be permitted adjacent to rear yards;
 - The proposed building heights must be limited to 2 storeys (9.5 metres);
 - The proposed lots are exceptionally deep. A minimum 6 metre wide buffer block must be provided around the inside property boundary limits of the subject site with the inclusion of substantial and mature landscaping forming a landscape buffer strip. This landscaped buffer must be in place prior to the first building permit being issued for the project; and,
 - Processing of the draft plan of subdivision application will not proceed to a Staff recommendation report to the Committee of the Whole meeting prior to a zoning by-law amendment application is submitted and public meeting is held.

Based on the issues raised in 1 through 3 above, it is our opinion that the Draft Plan of Subdivision application does not meet the appropriate criteria under Section 51 (24) of the *Planning Act*, including:

- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (f) the dimensions and shapes of the proposed lots;*
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act*

We formally request that the City include Humphries Planning Group Inc. on the notification list for any future meetings and decisions regarding this item or any forthcoming zoning by-law amendment or site plan application. Should you have any questions, please contact the undersigned at extension 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Rosemarie L. Humphries', is written over a horizontal line.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc Mayor and Council Members
 John Mackenzie, Deputy City Manager
 Mary Caputo, Planner
 1275620 Ontario Inc.