

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP
KAREN BENNETT, MCIP, RPP
CARL BRAWLEY, MCIP, RPP
JIM LEVAC, BAA, MCIP, RPP

November 1, 2016

Refer To File: 984-001

Chairman & Members of Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attn: Mr. John Britto
Committee Coordinator

C 9
COMMUNICATION
CW (PH) - <u>Nov 1/16</u>
ITEM - <u>2</u>

Dear Mr Britto:

Re: Agenda Item # 2 Staff Report Re: Community Area Policy Review For Low-Rise Residential Designations, Amendments to the Vaughan Official Plan 2010
Related file: DA.15.081
Southwest Corner of Springside Road & Parktree Drive
Clustergarden Estates Inc.

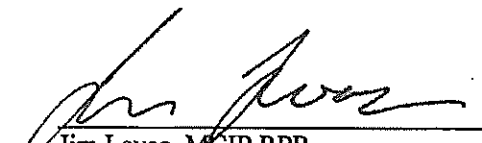
Glen Schnarr and Associates Inc. (GSAI) are planning consultants for Clustergarden Estates Inc., registered owner of the above-noted lands at the southwest corner of Springside Road and Parktree Drive. We currently are in the advanced stages of a Site Plan Approval application with the City of Vaughan which we have been working with City staff to perfect since 2015. The proposed development includes 41 back-to-back townhouse units with underground parking. A Minor Variance application (file A020/16) was also submitted concurrently for the proposed development but was deferred earlier this year and is expected to be reactivated shortly.

Having briefly reviewed the report, we have identified areas of concern with policy changes being recommended. In particular, the proposed amendment to Policy 9.2.3.2(b) seeks to prohibit back-to-back townhouses from the Low-Rise Residential Designation. Given that this proposal has reached advanced stages of the development application process with the City, our client would like to request that Committee and Council grandfather or exempt the subject development from the adoption of any proposed Official Plan Amendments respecting infill townhouse development.

Could you kindly include this correspondence on the Committee of the Whole and Council agenda for receipt. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.


Jim Levac, MCIP RPP
Associate

Copy: B. Waltman, Clustergarden Estates Inc.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca