


**WESTON
CONSULTING**

planning + urban design

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

C 14	
COMMUNICATION	
CW (PH)	JUNE 16/15
ITEM -	1

June 16, 2015
6728/6729

Attn: Jeffrey Abrams, City Clerk

**RE: Low- Rise Residential Designation Policy Review
Keele Street Interim Control By-law Review (By-law 120-2014)
Committee of the Whole- Public Hearing, June 16, 2015**

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 & 9797 Keele Street, and a parcel known as PCL- 176-1 SEC 65M 2407; and
2. 9560, 9570 Keele Street
(collectively, the "project lands")

The above noted parcels are illustrated on the attached aerial photographs. Both assemblies of land are designated "Low Rise Residential" in the City of Vaughan Official Plan. Our client is finalizing its development applications for the project lands based on the recently approved provisions of the Vaughan Official Plan. However, the project lands are now subject to Interim Control By-law 120-2014 which has been appealed by our client and several other land owners.

The project lands are within the Maple Heritage Conservation District Plan and are considered within the Study Area of the Low-Rise Residential Designation Policy Review and Keele Street Interim Control By-law Review (the "Study Area"). The Study Area is located on a Regional Major Arterial Road and is on a designated Regional Transit Priority Network under the Regional and Local Official Plans. The Heritage Conservation District contains several existing townhouse and apartment dwelling unit developments in areas north and south of the above noted lands. It is further recognized that the Study Area can be considered as an area that is transforming as new development has proceeded in recent years in several areas of the corridor. It is also comprised of a variety of land uses including institutional, residential and commercial uses that have varying lot sizes, lot patterns building relationships and yard setbacks.

This letter provides our initial comments in response to the Committee of the Whole (Public Hearing) Report with regard to Low- Rise Residential Designation Policy Review and Keele Street Interim Control By-law Review (By-law 120-2014), dated June 16, 2015.

We have reviewed the Report and have the following key concerns with the themes and recommendations presented in the report as it relates to density, permitted uses, the location of townhouses on a public laneway and lot patterns and setbacks. We recognize that the aforementioned Report is being submitted to the Committee and the public for review and discussion and we offer the following preliminary comments for consideration, reserving the right to provide further comments the future:

1. The Study Area is located on Regional Arterial Road with a designation for a Regional Transit Priority Network and by its nature and designation, the Study Area represents an appropriate location for a moderate degree of intensification. This has been demonstrated by previous approvals and the built form and density of other lands along Keele Street south of Major Mackenzie Drive. Amongst such approvals are sites that contain apartment dwellings, townhouse dwellings and have densities in excess of the proposed density thresholds.

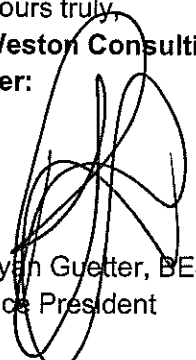
It is our opinion that a higher density along a priority transit corridor is entirely appropriate from a planning perspective so long as it is compatible with adjoining uses.

2. Based on the comments in the report, it appears there is an implied recommendation to remove townhouse permissions in the Maple District. We do not support this recommendation. Townhouses are an appropriate form of low rise housing that are compatible with other low rise housing forms (i.e. single detached and semi-detached) - particularly along a Regional Arterial road that is planned as a Regional Transit Priority Network corridor.
3. We do not agree with the implication that would preclude private laneway development of a condominium format. In our opinion, developments serviced by private laneways, if properly designed, can provide high quality development in areas where infill is appropriate and desirable. There are many existing examples of successful laneway housing formats in the area. Such laneways also reduce the number of access points along public highways, which is a generally desirable effect along arterial roads designated as a priority transit corridor.

In addition to these comments, we request a copy of the full report prepared by Urban Strategies Inc. once it is available. We also hereby request to be provided directly with notice of any meetings, reports or draft policy in relation to this matter.

We appreciate your consideration of the above information and look forward to participating in this review. Should you have any questions, please contact the undersigned (ext. 241) or Julia Pierdon (ext. 307). Thank you.

Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

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



AIR PHOTO
 9786, 9797 KEELE STREET &
 PARCELS KNOWN AS POL/76-1 SEC 65N2407,
 E1/4 OF 1/4 SEC 65N2407
 CITY OF VAUGHAN

WESTON CONSULTING
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 KEY PLAN
 NTS

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PROJECT INFORMATION
 Project Name: 9786, 9797 KEELE STREET & PARCELS KNOWN AS POL/76-1 SEC 65N2407, E1/4 OF 1/4 SEC 65N2407
 Project Number: 2014-001
 Date: 11/27/2014
 Scale: 1:1000
 Client: WESTON CONSULTING

DESIGNER
 Design: 11/27/2014
 Check: 11/27/2014
 Date: 11/27/2014
 Scale: 1:1000
 Client: WESTON CONSULTING

NOTES
 1. See attached site plan for details.
 2. See attached site plan for details.
 3. See attached site plan for details.
 4. See attached site plan for details.
 5. See attached site plan for details.
 6. See attached site plan for details.
 7. See attached site plan for details.
 8. See attached site plan for details.
 9. See attached site plan for details.
 10. See attached site plan for details.

LEGEND
 1. Proposed Development
 2. Existing Development
 3. Existing Roadway
 4. Existing Utility
 5. Existing Tree
 6. Existing Fence
 7. Existing Wall
 8. Existing Pond
 9. Existing Waterway
 10. Existing Other

APPENDIX A
 1. Site Plan
 2. Site Plan
 3. Site Plan
 4. Site Plan
 5. Site Plan
 6. Site Plan
 7. Site Plan
 8. Site Plan
 9. Site Plan
 10. Site Plan



AIR PHOTO
9650, 9670 KEELE STREET
CITY OF VAUGHAN

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DEVELOPMENT STATISTICS:

Net Developable Area (excluding Road Widening): 0.34 ha
Unit Yield: 20 UNITS

NOTE: Areas are approximate, based on available mapping and subject to confirmation by survey.

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Project No.: 1729
Client: City of Vaughan
Date: 10/11/2011
Drawing Name: Key Plan

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