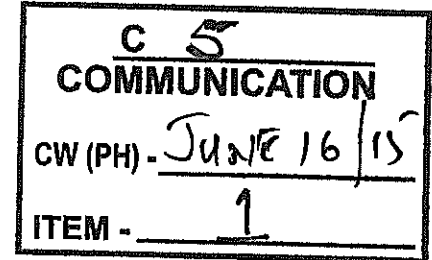


LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

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.

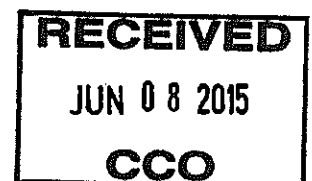
I. **History**

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.

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

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

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