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File: P-2426

November 26, 2013

City of Vaughan
2141 Major Mackenzie Drive
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C	19
COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	2

Attention: Jeffrey Abrams
City Clerk

Re: Proposed Concord Go Centre Secondary Plan
City File 26.3
1931 Highway 7
Elm Thornhill Woods (2013) Inc.
City of Vaughan

Dear Mr. Abrams:

On behalf of Elm Thornhill Woods (2013) Inc. owners of 1931 Highway 7, we are pleased to provide you with our comments related to the current draft of the Concord Go Centre Secondary Plan. It is important to note the Mr. Elliot Steiner of Elm Thornhill Woods (2013) Inc. has been an active participant in the steering committee as part of this process.

The subject land is identified as being within Area 4 and further proposed to be designated as "Low-Rise Mixed Use (3-5 storeys). This area is the only location within the entire Secondary Plan with the "Low-Rise Mixed-Use" designation. In our opinion, we feel this location is better suited to allow "Mid-Rise Mixed Use" for the following reasons:

1. The City of Vaughan Official Plan (VOP) on Schedule 13 currently identifies a portion of Area 4 as being designated as "Mid-Rise Mixed-Use".
2. The "Mid-Rise Mixed Use" policies in the Vaughan Official Plan, in particular Section 9.2.2.4.f) sets out policies on how to deal with the interface between the proposed "Mid-Rise Mixed Use" area and any existing areas designated as "Low Rise Residential" and thus any development in the "Mid-Rise Mixed Use" designation would be required to conform to those policies.
3. By designating Area 4 as "Mid-Rise Mixed Use", this will allow all corners surrounding the GO Rail line to be framed with a mix of uses which are appropriate in use and scale to the higher order transit along Highway 7.

4. The City of Vaughan Zoning By-law 1-88 currently permits office uses on the subject land. The provision of "Mid-Rise Mixed-Use" as a land use designation in this area would allow this to continue. The "Low-Rise Mixed Use" designation would however not permit this use. It is our opinion this would be a short sighted view and missed opportunity. The ability to have a mixed use development with office uses in this quadrant would certainly be compatible with the existing residential to the south and west and would provide an additional presence along the Highway 7 corridor.
5. The "Low-Rise Mixed Use" designation within the subject quadrant proposes a maximum height of four (4) storeys' and 1.8 FSI maximum density. It is our opinion there is an ability to provide greater height and density closer to Highway 7 and then reduce the height and density permissions as you move to the south of Area 4. We recommend that a height of 8-10 storey's would be appropriate.
6. Section 3.2.3 of the Concord Go Secondary Plan refers to Policy 9.2.2.3(f) of the Vaughan Official Plan whereas we believe this is meant to reference Policy 9.2.2.4(f) of the Official Plan.

In conclusion, we respectfully request the above noted changes be included in the next draft of the Concord Go Centre Secondary Plan and we also wish to be notified of any decision Council or Committee may make on the above noted matter.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner

- cc. Mr. Elliot Steiner – Elm Thornhill Woods (2013) Inc.
- cc. Mr. Joe Morano – Elm Thornhill Woods (2013) Inc.
- cc. Mr. Kyle Fearon – Planner 1
- cc. Mr. John MacKenzie – Commissioner of Planning