

HUMPHRIES PLANNING GROUP INC.

Celebrating 15 years 2003-2018

DELIVERED BY EMAIL ONLY

June 5, 2018
HPGI File: 18539

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

C 1
Communication
COUNCIL: June 19/18
CW Rpt. No. 21 Item 33

Attn: Mayor Maurizio Bevilacqua & Members of Council

**Re: New Community Area – Block 27 Secondary Plan
Study File 26.4.1
Comments on Behalf of Duplex Electrical Ltd.
Part of Lot 26, Concession 4
10871 Jane Street**

Dear Mayor Bevilacqua,

Humphries Planning Group Inc., (HPGI) has been retained by Duplex Electrical Ltd., owner of the lands legally described as Part of Lot 26, Concession 4; and municipally known as 10871 Jane Street in the City of Vaughan – Block 27 (the "subject lands"). The subject lands are located on the east side of Jane Street, north of Teston Road in the Hamlet of Teston. The lands currently support a detached dwelling unit and a detached accessory garage in the rear yard (Refer to Figure 1).



Figure 1: Aerial Photograph of the Subject Lands

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com
~ Do Something Good Everyday! ~

The owner is currently using a portion of the existing dwelling and garage to operate an electrical contracting business. The dwelling serves as an administrative office, while the garage is used for the storage of materials. No portion of the subject lands are used for the outside storage use of materials.

The purpose of this letter is to provide comments to the Block 27 Secondary Plan (the "Secondary Plan"), as it pertains to the on-going use of the subject lands. In addition, we wish to formally request notice of any future meetings or decisions pertaining to the Block 27 Secondary Plan.

Per "Schedule B – Land Use Plan" of the draft Block 27 Secondary Plan, the subject lands are proposed to be designated "Low-Rise Mixed Use". The Low-Rise Mixed-Use designation permits a range of dwelling unit types including: townhouses, stacked townhouses, low-rise buildings and institutional Buildings. Live-work units, small scale retail uses, home occupation and office uses are also permitted.

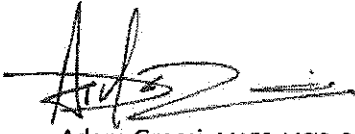
We wish to advise staff that we have no concern with proposed designation of the subject lands and are generally supportive of the applicable policy framework presented as part of the Secondary Plan. That said, we would request that the uses carried out on the lands within the Hamlet of Teston, as identified on "Schedule C – Built Heritage and Cultural Heritage Landscape", including the subject lands be recognized as existing permitted uses.

Section 3.14.5 of the Secondary Plan identifies that Hamlet of Teston as a Cultural Heritage Landscape, recognizing the heritage character of the area. Both the Region of York Official Plan (2009) and the City of Vaughan Official Plan (2010) contain policies that call for the preservation of the character of Hamlets. The policies recognize that small scale industrial, commercial and institutional uses are important aspects of the character of these areas. While it remains our opinion that new development, as permitted in the Secondary Plan, can take place in a manner that is compatible in scale and context with the existing Hamlet; it is also our opinion that the existing uses are an appropriate interim use, in advance of development taking place.

We believe that the recognition of existing uses, particularly as the relates to the subject lands is appropriate, in consideration of the other uses that exist in surrounding area. To the north of the subject lands, also within the Hamlet are a number of small scale commercial and industrial uses including: a surveyor's office, a real estate office, an automobile mechanic shop and an antique shop. These uses, together with the existing residential uses contribute to the unique nature of the Hamlet and should therefore be recognized as part of the Secondary Plan.

Thank you for the opportunity to provide comments to the Block 27 Secondary Plan. Should there be any questions in regards to the information contained herein, please do not hesitate to contact the undersigned at ext. 248.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

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

Adam Grossi, MAES, MCIP, RPP
Senior Planner

cc. Mr. Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Duplex Electrical Ltd.

From: Clerks@vaughan.ca
Sent: Tuesday, June 5, 2018 9:21 AM
To: Magnifico, Rose
Subject: FW: Block 27 Secondary Plan - Committee of the Whole Agenda Item 5.33 - June 5, 2018
Attachments: Letter to Council - Block 27 Secondary Plan - June 5, 2018.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

From: Adam Grossi [mailto:agrossi@humphriesplanning.com]
Sent: Tuesday, June 05, 2018 9:12 AM
To: Clerks@vaughan.ca
Cc: Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Rosemarie Humphries <rhumphries@humphriesplanning.com>; Gerard C. Borean, J.D. <gborean@parenteborean.com>; 'Michael Capretta' <mike@duplexelectricaltd.com>; Marcus Martins <MMartins@humphriesplanning.com>
Subject: Block 27 Secondary Plan - Committee of the Whole Agenda Item 5.33 - June 5, 2018

To Whom it May Concern,

Please see attached, correspondence on behalf of our client Duplex Electrical Ltd., as it pertains to the above-noted agenda item being considered at today's Committee of Whole meeting. If there are any questions, or if any further information is required, please do not hesitate to contact me. Thank you.

Adam Grossi MAES, MCIP, RPP
SENIOR PLANNER

HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103. Vaughan L4L 8S5
t: 905.264.7678 ext 248 f: 905.264.8073 c: 647.923.9879