

November 19, 2022

**City of Vaughan**

Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Re: Notice of Public Meeting/ Committee of the Whole  
OP:22.009, Z.22.018, 19T-13v006  
Comments by Consultant for the Property at 190 Doughton Road**

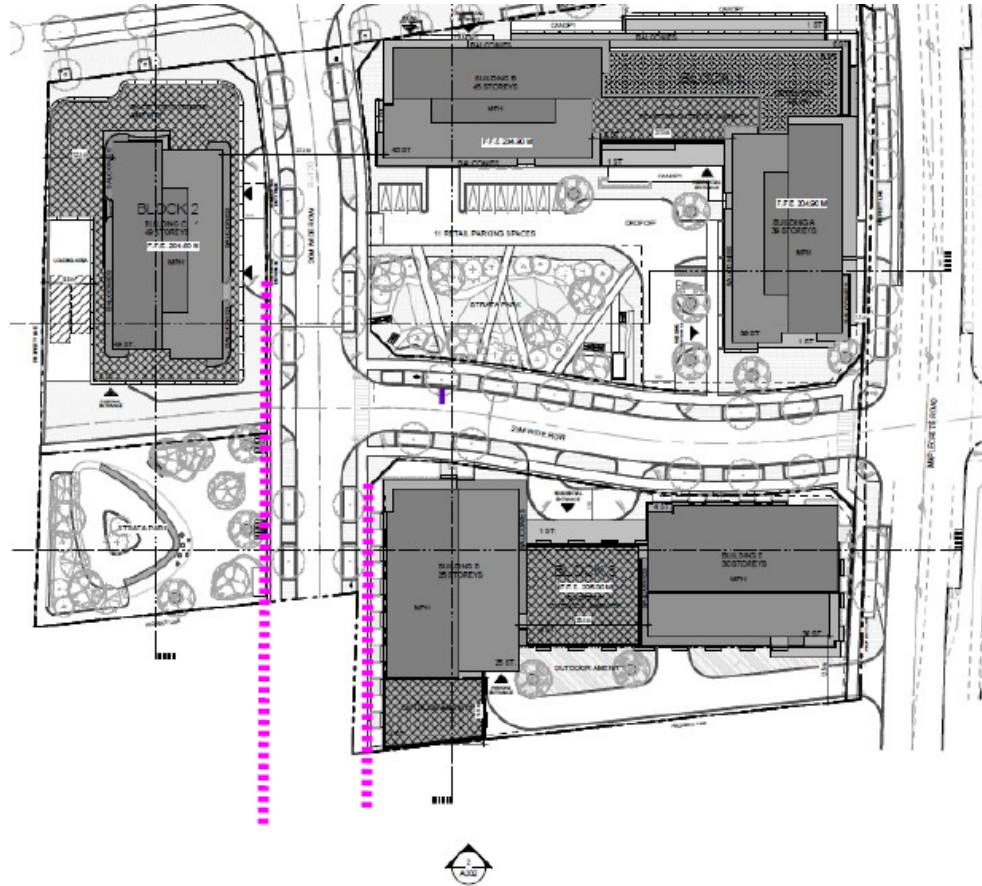
To the Office of the City Clerk,

I am a consultant working on 190 Doughton Road. My client's north property line abuts this proposal. It is disappointing that the applicant has not approached our team to discuss how and coordinate applications. I have significant concerns with the application as proposed.

- North-South Proposed Road
  - Council approved 220 Doughton application. The ROW is aligned with the easterly property line at the site's north end.



- The proposed application has the ROW further east. (approx.. 2m)



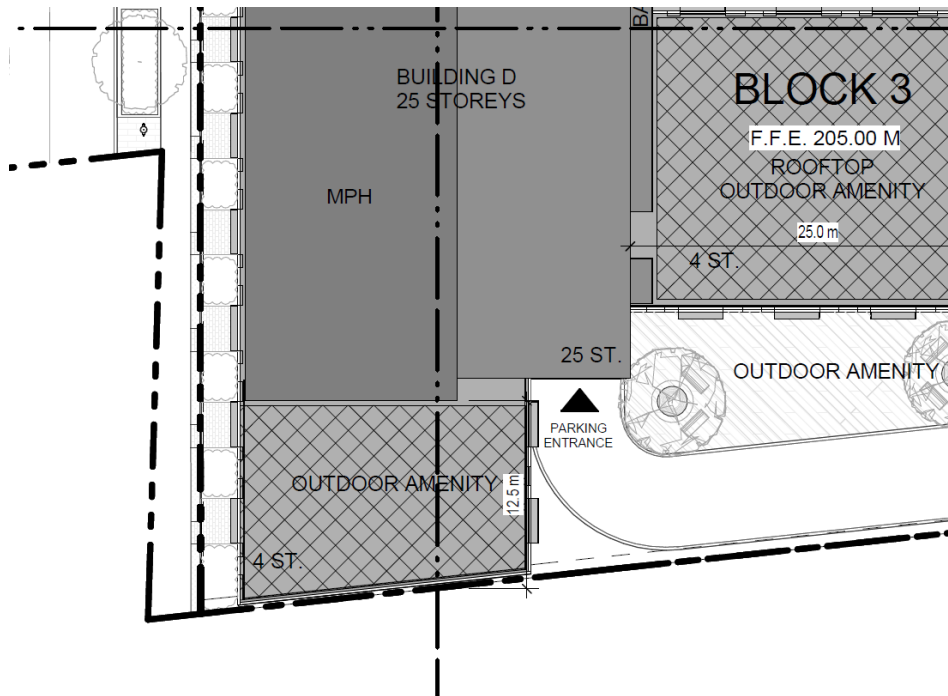
- As such, this proposed road alignment will need to be coordinated with the 190 Doughton and 220 Doughton developments.

## 2. Block 3 Vehicular Access/ Egress

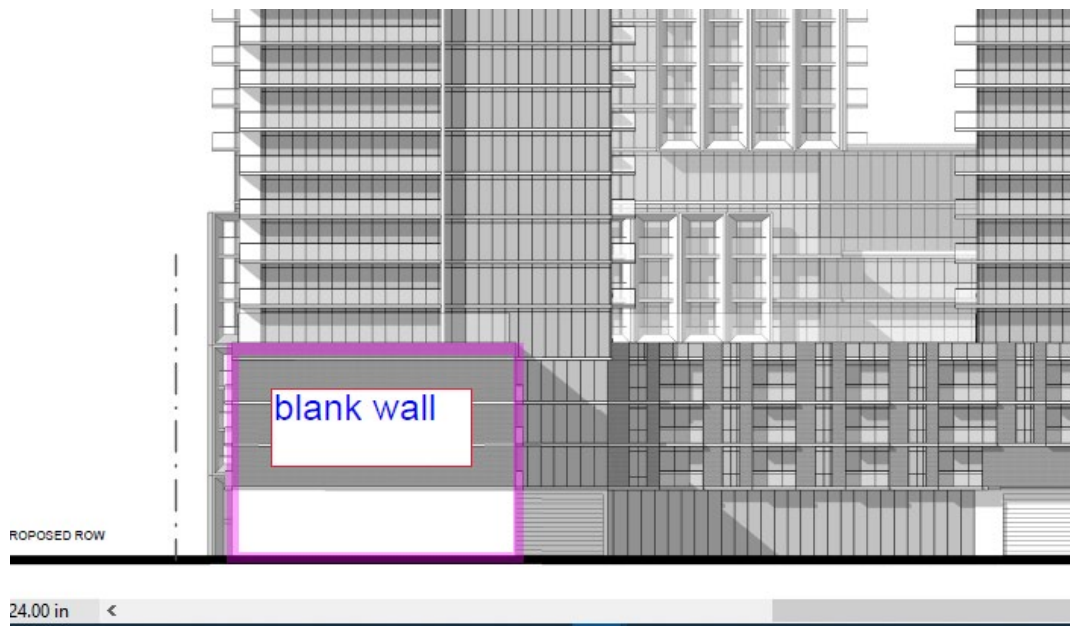
- The vehicular access and egress for two towers, 436 parking spaces and loading space are located along the southern property line with full moves into the driveway. This is a concern as the number of vehicles turning in and out of this driveway is less than 50m from the new proposed intersection. Additionally, the properties to the south will also require a driveway access along Maplecrete at the north end of the property. If not side by side, two entrances near each other will cause traffic chaos. This driveway entrance should be looked at with potential entrances of the developments to the south.

### 3. Building D's proximity to the property line

- Building D 4 storey podium seems less than 12" to the property line.



- This condition creates a 4-storey high blank wall along the property line.





4. General OBC non-compliance, Zoning Non-compliance, and essential building planning concerns

- The following are two examples of many:
  - I had a quick review of the ground floor of Block 3, and the building does not meet OBC minimum standards. Although this can be worked out during the next phase of design, the high-level compliance items may affect the building layout and access points.
  - Block B, Buildings D, and E share only one loading space. Building D does, however, have a moving room without a loading space. Not sure if this is an oversight. If another loading space is required, this will affect the circulation and built form.

The fundamental flaws in the proposal should be reviewed in detail and resubmitted. Community and neighbours should have another opportunity to voice any concerns after revisions are made.

Should you have any questions, please don't hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, featuring a large, stylized loop and a long, sweeping underline.

Joseph Caricari, B.Tech., M.Arch, OAA, LEED AP, MRAIC  
Architect  
**Caricari Lee Architects Inc.**

cc: Mathew Peverini, MCIP, RPP  
Senior Planner, VMC  
e: [matthew.peverini@vaughan.ca](mailto:matthew.peverini@vaughan.ca)