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COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

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File: P-3408

February 7, 2023

City of Vaughan
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Vaughan, Ontario
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Delivered via clerks@vaughan.ca and council@vaughan.ca

Attention: Office of the City Clerk and Members of Council

**RE: Public Meeting Report for
Wigwoss Investments Inc. and 2561658 Ontario Inc.
Official Plan Amendment File OP.22.016
Zoning By-law Amendment File Z.22.036
10, 20 and 24 Wigwoss Drive
City of Vaughan**

Dear Clerk and Members of Council

We are writing on behalf of our client, the Vaughanwood Ratepayers Association, regarding their concerns for the above noted proposed development applications.

In our review of the submitted materials, we note the following policy matters relating to the provision of appropriate built-form and transition that we do not believe has been taken into consideration by the applicant:

Increased Building Height and Density of the Proposed Mid-Rise Mixed-Use Building

Prior to the approval of Vaughan Official Plan 2010 (“VOP”) by the Region of York, City Council adopted modifications to VOP on June 26, 2012 to limit the building height on the subject lands to current 6 storey permission after a site-specific assessment by City Staff to determine the appropriate limit. In our review of the submitted supporting materials, this site-specific planning assessment has not been considered.

Consideration of Building Forms within Transition Area to Low-Rise Residential Area

VOP Policy 9.2.2.4 f) speaks to having townhouse, stacked townhouse and low-rise building forms within 70 metres of an area designated as Low-Rise Residential in order to provide an appropriate transition to the Low-Rise Residential area. The applicant has not provided consideration or assessment of this policy as it relates to the appropriate transition of the proposed building form to the adjoining Low-Rise Residential area nor how the proposed development would comply.

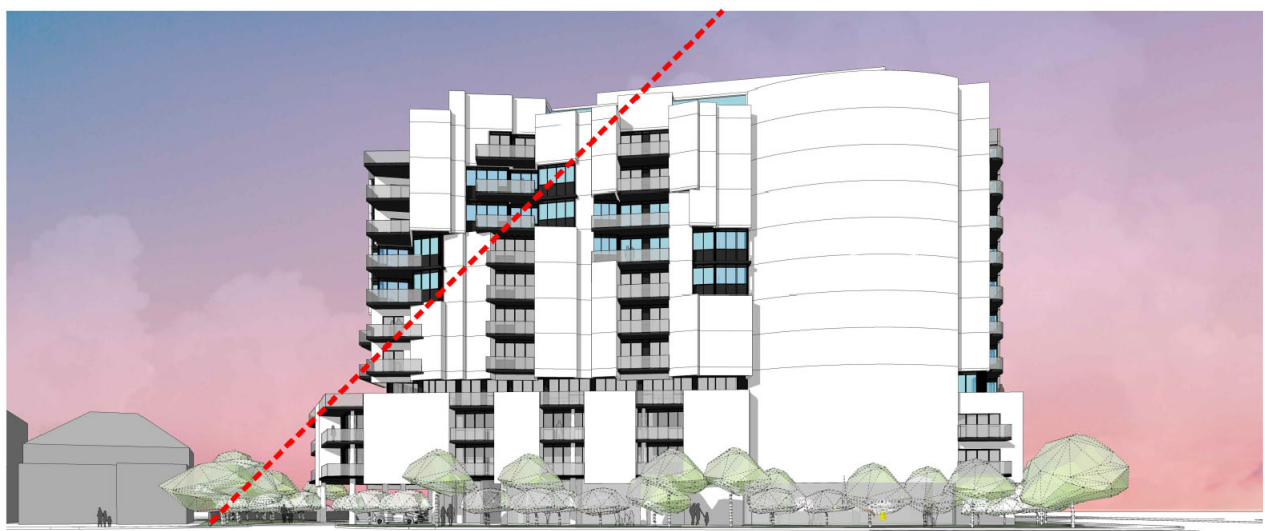
Requirement of Angular Plane to Low-Rise Residential Area

VOP Policy 9.2.3.5 c) speaks to the requirement for Mid-Rise Buildings to be contained within a 45 degree angular plane measured from the property line of a detached house. The applicant's Planning Justification Report describes the proposed development as having *"the bulk of the building is set back farther, meeting the 45-degree angular plane requirement. Despite some encroachment into the 45-degree angular plane from the higher levels of the proposed building"* and that the intent of the policy has been met.

Firstly, the policy requires Mid-Rise Buildings to be contained within a 45-degree angular plane. It is our opinion that encroachments into the required angular plane does not meet the intent of the policy and that the proposed development does not comply with this policy.

In addition, the submitted architectural plans depicting the angular plane encroachment does not appear to present an accurate assessment of cross-section as it relates to the Low-Rise Residential area to the north. It depicts a cross-section taken on a diagonal portion of the building, which does not fully assess the full amount of the proposed building mass that extends beyond the required angular plane. We have prepared the figure below to illustrate how the angular plane along the westerly elevation would relate to the proposed building.

Depiction of 45-degree Angular Plane from Low-Rise Residential



Given the above, we believe the proposed development as currently submitted will require reconsideration in order to comply with the City's Official Plan. The Vaughanwood Ratepayers Association is taking review of the submitted materials by the applicant and they may have other concerns to present to the City.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Billy Tung', with a large, sweeping flourish underneath.

Billy Tung, BES, MCIP, RPP

Partner

cc: Vaughanwood Ratepayers Association