

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 20, 2022
HPGI: 20637

Clerk/Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Re: June 21 2022 – Committee of Whole – Item 9
3911 Teston Road Inc.
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City File No.OP.21.005, Z.21.008, 19T-21V002

Humphries Planning Group Inc. represents 3911 Teston Road Inc. ("3911") owner of lands located at 3911 Teston Road and subject to City of Vaughan application file numbers OP.21.005, Z.21.008, 19T-21V002. We have reviewed the staff recommendation report and have a number of serious concerns with matters related to the provision of parkland.

Parkette areas have already been provided in the plan to serve the development and further parkette space is being requested by staff.

The staff report is not clear as to whether the proposed areas and further areas requested will be taken by the City as parkland contribution and when asked about this specifically they were uncertain.

A Master Parkland Agreement is currently in place for these lands as related to low rise development. These applications do not propose a change in land use designation from low to medium density residential. However staff are still suggesting additional parkette area and a cash in lieu payment. This is not appropriate and appears to be asking for compensation twice for the same related item.

The City of Vaughan is also now considering a new Parkland Dedication Bylaw which further confuses the matter of parkland as related to the timing of these applications. Comments provided by staff on these applications do not appear to have taken the new Parkland Dedication By-law into account.

Aside from the above noted issues respecting parkland dedication matters we further note that Attachment 1a) to the staff report containing City of Vaughan Conditions of Draft Plan Approval incorrectly references the wrong Plan recommended for approval.

Given the above, we respectfully ask the Committee to defer the applications to a future committee of whole meeting to allow the applicant and city staff to meet and discuss matters respecting parkland contribution for this development and make appropriate changes to the conditions of draft plan approval which identify the proper plan and other matters which may result from discussions.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie L. Humphries', with a stylized, flowing script.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc. 3911 Teston Road Inc.
Haiging Xu, Deputy City Manager-Planning and Growth Management
Nancy Tuckett, Director of Development Planning