PUBLIC HEARING
COMMUNICATION C8
Date: Jan 22/19 ITEM NO. 2

WESTON
CONSULTING
planning + urban design

City Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

January 21, 2019
File 7531

Attn: City Clerk

RE: Public Hearing
Official Plan Amendment OP.18.012 and Zoning Bylaw Amendment Z.18.019
Vicinity of Clark Ave. West and Bathurst Street

Weston Consulting are the Planners for Wycliffe Clark Limited, the owner of the lands immediately to the west, and adjacent to, the Reena lands that are the subject of this public hearing. Wycliffe Clark Limited obtained Council approvals for an 82-unit townhouse development on February 21, 2018. The townhouse units are currently under construction. We have reviewed the submitted plans and offer the following comments on the development applications.

As shown on the site plan and elevations, the proposed development is 6 storeys in height (19.85m). Also, the proposed building is located only 8.85m from the eastern property line. The approved Wycliffe Clark subdivision has a townhouse block at the north-west corner that is negatively affected by the proposed development.

The proposed development creates significant shadows affecting the western most block of approved townhomes. These townhouses have already been purchased and are under construction. Thus, the new owners will be affected by the shadowing from this proposed development yet they were unable to take this issue into consideration when purchasing their units.

While the Vaughan Official Plan requires a 45-degree angular plane for mid-rise development adjacent to low-rise residential development, the specific language of the policy only requires this level of separation at the rear property line. The policy ignores the impact that mid-rise buildings can have on low-rise residential dwelling at the side property lines, as shown with this development. Mid-rise development should not be permitted to impact other approved development just because of an omission in the policy documents.

Shadowing is a recognized planning impact that needs to be evaluated as part of a development application, even if it is not specifically required in the Official Plan. Options such as terracing or stepping back should be considered and alternative designs contemplated that would mitigate the existing shadowing impact on the north-west townhouse block.

Wycliffe Clark Limited, and ourselves, look forward to work with Reena and the City to develop solutions that meet Reena's needs while minimizing impacts on the adjacent approved residential development.

Yours truly,
Weston Consulting



Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

Cc: Wycliffe Homes