

DI POCE Management Limited

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Communication	
COUNCIL:	FEB 12/19
CW/PH Rpt. No.	8 Item 2

February 5, 2019

Mark Antoine, Senior Planner
Development Planning
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON L6A 1T1

Dear Mr. Antoine:

**RE: PROPOSED OFFICIAL PLAN AMENDMENT
11063 AND 11191 REGIONAL ROAD 27, CITY OF VAUGHAN
EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED
CITY FILE NO. OP.17.008**

We are writing to express our concerns and opposition to the proposed "Mid-Rise Mixed Use" designation contemplated on the subject lands through the above noted Official Plan Amendment in the City of Vaughan. It is our opinion that the proposed Official Plan Amendment to develop a portion of the site for Mid-Rise Mixed Use density is not compatible with the surrounding existing and proposed low-rise residential uses for the following reasons:

- The Official Plan Amendment Opinion Report" dated April 2017 and the addendum letter dated December 5, 2018, does not adequately demonstrate or justify the appropriateness and compatibility of the proposed Mid-Rise Mixed Use density (12 storey height limit) relative existing and planned to Low-Rise residential uses the in the surrounding area.
- While we recognize that detailed design will follow through the future Zoning By-law Amendment / "Scoped Block Plan" and Site Plan Applications, the proposed OPA will establish the principal of land use without sufficient consideration addressing aspects such as built form, height, massing, shadow impacts and transition to lower density residential dwellings within the context of the surrounding existing and planned communities.
- Further analysis of maximum building heights should be undertaken and the inclusion of policies related to the protection of the existing and planned lower density residential communities should be established in the OPA and/ or in Site Specific Area Policies.
- There seem to be inconsistencies between the information provided. For example, the April 2017 report notes that the mixed use block will contain residential and commercial uses between 6 to 8 storeys in height, however, the proposed OPA and concept sketch dated December 2018 identifies this parcel of land to allow a maximum height of 12 storeys with no holding provisions.

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In summary, we object to the proposed "Mid-Rise Mixed Use" designation contemplated on the subject lands given its appropriateness and compatibility have not been adequately assessed and reviewed in context of the surrounding low rise residential communities, and we feel that this does not represent good planning.

We further request to be notified of any future public meetings and / or Planning Committee / Council meetings on this application, and copies of any amendment documents prior to adoption by Planning Committee / Council.

If you have any questions, please do not hesitate to call.

Yours truly,

A handwritten signature in blue ink, appearing to read "John Di Poce", is written over the typed name.

John Di Poce