

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

February 11, 2021  
HPGI File: 17515

**Development Planning Department**  
**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attn: Rebecca Roach, Planner, Development Planning Department**

**Re: Letter of Concern**  
**2232394 Ontario Inc. - Notice of Meeting**  
**OP.20.010 & Z.20.31**

Humphries Planning Group Inc (HPGI) represents Canuck Properties Ltd (the "Canuck"), owners of the lands municipally known as 8214 Kipling Avenue, located on the West side of Kipling Avenue, and North of Woodbridge Avenue. Canuck's property is designated as "Local Centres" per Schedule 1 Urban Structure and is subject to the Kipling Avenue Corridor Secondary Plan (Secondary Plan). Under the Secondary Plan Canuck's property is designated a combination of "Mid-Rise Residential", "Low-Rise Residential C", "Neighbourhood Parks" and "Natural Areas". There are currently no active development applications related to Canuck's property. However, land use permission would provide opportunity to redevelop the lands in the future in accordance with the Official Plan and Secondary Plan vision.

Canuck has received notice of complete application and public meeting for the property legally described as Part of Lots 7 & 8, Concession 8 in the City of Vaughan and owned by 2232394 Ontario Inc. (the "2232 property"). The 2232 property is located immediately adjacent to and shares a property line at the south east corner of Canuck's property. Based on our review of the available application materials, it is our understanding that an Official Plan Amendment was submitted to facilitate the development of 30 stacked townhouses, 9 street townhouse units, 2 semi-detached units and a 4 storey mixed use building with at grade retail and 14 residential units above on the 2232 property. In general, our client has no concerns related

to the proposed development but does have concerns with the lack of connectivity being provided with the Canuck property and no consideration of providing a future access between Canuck's property and the 2232 property.

It is our opinion that the 2232 property should incorporate a future access/easement at the north-west corner of the 2232 property to ensure the potential to achieve a connecting access with the Canuck property should the Canuck property redevelop. Such consideration would ensure that future redevelopment of Canuck's property would be a continuation of the proposed and existing development immediately adjacent, ensuring an integrated neighbourhood and more efficient flow/movement of traffic. Figure 1 below, illustrates Canuck's property (red) immediately adjacent to the 2232 property (blue) with potential right-of-way/easement configuration (yellow) and access connection point highlighted (green arrows). The protection of this access for the potential future redevelopment of Canuck's property would result in only minor adjustments to the proposed development on the 2232 property and not result in a loss of units. Specifically, the minor adjustment of the right-of-way layout from a curve to a t-shaped intersection only results in the reduction of the driveway dimensions of the semi-detached units.

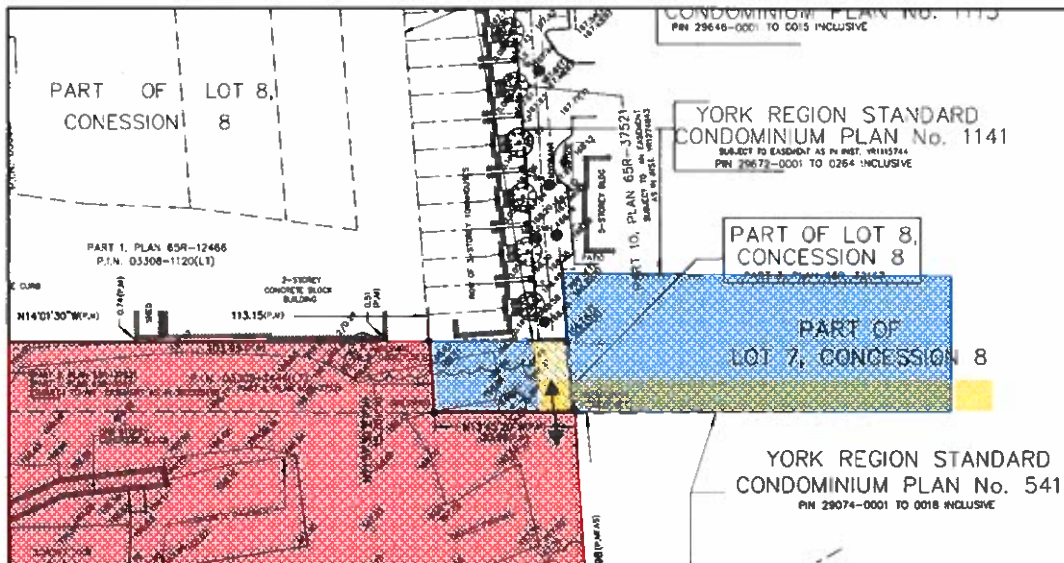


Figure 1 – also refer to attachment 1

In support of the above request, the protection of a potential access/easement between the properties is also supported by the policies implemented through the Secondary Plan. The Secondary Plan promotes

the development of an attractive pedestrian-oriented street with safe and well-connected boulevards and pathways resulting in a walkable environment. Policy 11.5.2.6 (a) states:

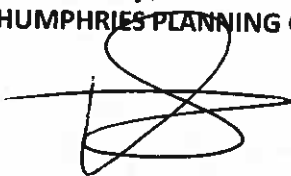
*"the lands must be developed comprehensively, considering the best future development scenario for the... westerly industrial properties along the river corridor, providing opportunities for increased north/south and east/west pedestrian circulation and connections to Kipling Ave, Woodbridge Ave and the river valley."*

The request for the provision of access supports the policies applicable to the area and represents good planning as it encourages future development in the Secondary Plan area to establish an east/west connection and encourage a well-connected network.

For the above reasons, HPGI requests that this matter of connectivity and provision of future access be considered in the evaluation of the application by staff and City Council. Our offices are available to discuss such access/easement opportunities with the property owner and City staff, should such be necessary. We further request that HPGI be provided with notification of any future meetings, actions or procedures relating to the development applications listed above, given the subject lands proximity and potential impact to our client's land.

Should you have any questions, feel free to contact the undersigned at extension 244.

Yours truly,  
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP  
President

Enc. Attachment 1

cc. Canuck Properties Limited  
Vaughan Clerk





TURNER FLEISCHER

TURNER FLEISCHER ARCHITECTS INC.  
67 Lesmill Road Toronto ON Canada M3B 2T8  
Telephone (416) 425-2222  
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "for Construction" must assume full responsibility and bear costs for any corrections or design changes resulting from his work.

ENTRANCE LEGEND

▲ APARTMENT BUILDING PRINCIPAL ENTRANCE FOR EMERGENCY SERVICES

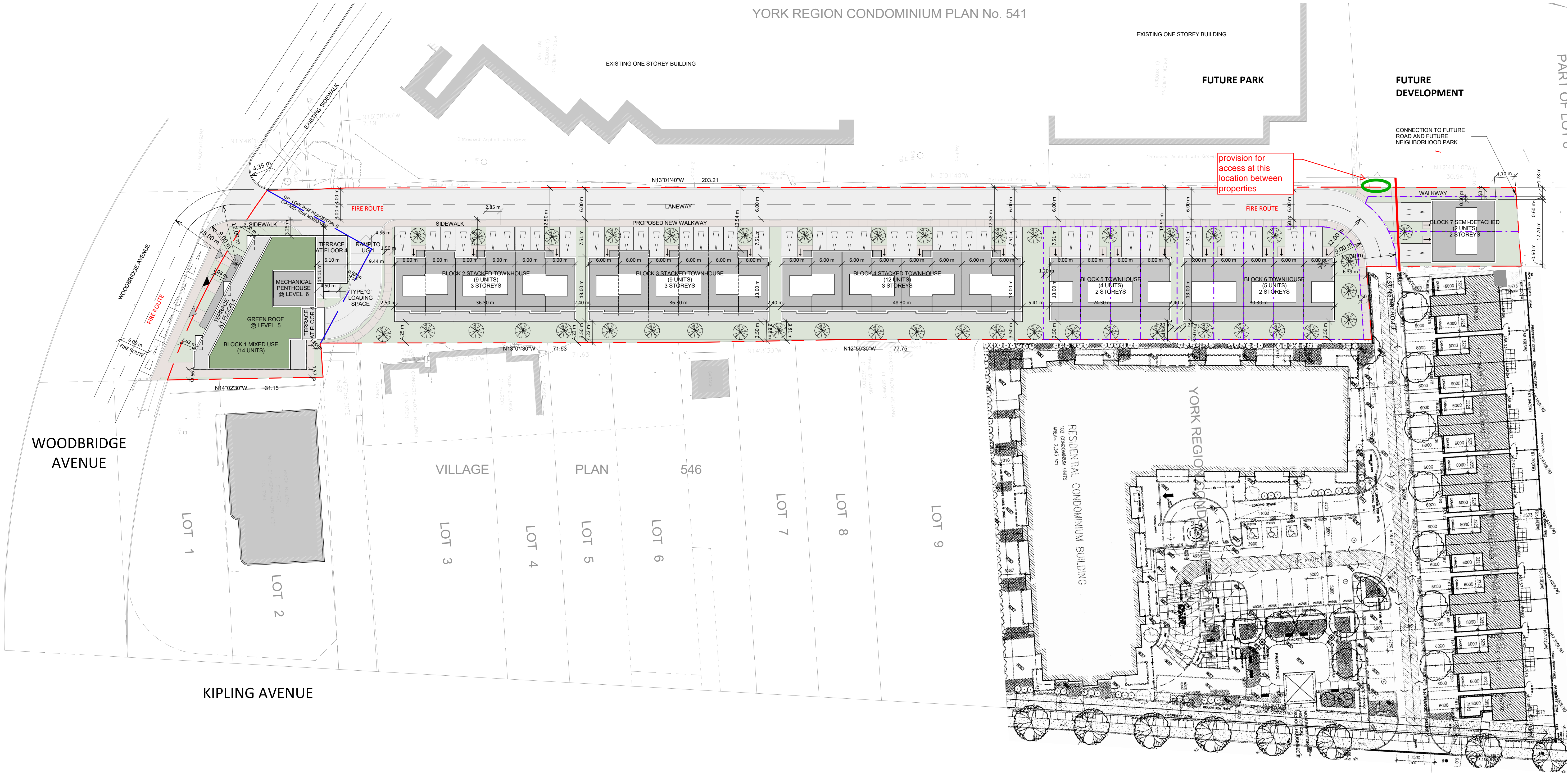
↓ RESIDENTIAL ENTRANCE

▲ RETAIL ENTRANCE

--- PROPERTY BOUNDARY

--- LOT BOUNDARY

--- LIMIT BETWEEN OFFICIAL PLAN (SECONDARY PLAN) LAND USE DESIGNATIONS



OFFICIAL PLAN & ZONING APPLICATIONS  
2232394 ONTARIO INC.  
PART OF LOT 7 CONCESSION 8, VAUGHAN  
DESIGNATED AS PARTS 3,4,5, AND 6 OF  
REGISTERED PLAN 65R-32167

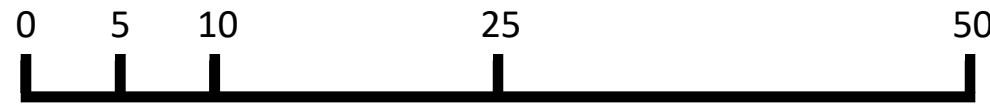
OFFICIAL PLAN  
DESIGNATION  
MID. RISE  
MIXED-USE

OFFICIAL PLAN DESIGNATION  
LOW. RISE RESIDENTIAL B

PROPOSED ZONING  
RM2-X

PROPOSED ZONING  
RM2-XX

2 SCHEDULE OF LAND  
1 : 1000



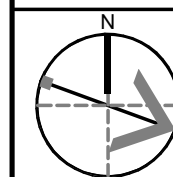
2	2020-09-14	RE-ISSUED FOR REZONING	HLO
1	2020-02-13	ISSUED FOR REZONING/SPA	HLO
#	DATE	DESCRIPTION	BY

PROJECT  
**APARTMENT & TOWNHOUSES AT  
WOODBRIDGE / KIPLING**  
Vaughan, ON

DRAWING  
**CONCEPTUAL SITE PLAN**

PROJECT NO.  
07.043  
PROJECT DATE  
JAN 30, 2017  
DRAWN BY  
DK  
CHECKED BY  
RM  
SCALE  
1:400

Attachment 1



DRAWING NO.  
SPA-1.02