



**WESTON
CONSULTING**

planning + urban design

**C26
COMMUNICATION
CW (2) – June 21, 2022
Item 22**

City of Vaughan
c/o Clerk for City of Vaughan
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

June 20, 2022
File 9497

Attn: Committee of the Whole

Dear Sirs and Madams,

**RE: 9929 Keele Street
Official Plan Amendment and Zoning By-law Amendment Applications
OP.20.016 & Z.20.043**

Weston Consulting is the planning consultant for Sharewell Investments Inc./Trinity Point Developments, the landowner of 9929 Keele Street. We are pleased that staff have provided a Recommendation Report to Committee of the Whole in support of the proposed development. The purpose of this written correspondence is to provide clarification in regards to the accuracy of the wording of some of the recommendations and to request that Committee/Council consider minor revisions to the Recommendations within the enclosed Recommendation Report.

We request the following items be revised within the Recommendations as it relates to matters of Parking and the Implementing Zoning By-law Amendment:

3. In the Zoning By-law Amendment application that was submitted to staff, a parking rate of 4 spaces per 100 m² for restaurant use was proposed. The project transportation consultant, LEA Consulting Ltd. has provided reports dated January 31, 2022 and May 31, 2022 to the City in support of the proposed rate. Based on this, it is our opinion that the proposed parking rate, which is based on the Mid-Rise Mixed-Use parking rate within adopted Zoning By-law 001-2021 (not in effect), is appropriate for the proposed development.

We also request that Council consider the following points of clarification in regards to the Recommendations as it relates to the Site Development Plan Application process and the Noise Study:

6. ii) The Recommendation Report states that the Owner shall submit and obtain approval of a Site Development Plan Application, addressing all the comments provided through Official Plan and Zoning By-law Amendment files to remove the Holding Symbol. We wish to make clear that several comments, particularly as it relates to height and urban design considerations, have not

been incorporated in the development concept that is the subject of the Recommendation Report and that no significant revisions are contemplated in this regard. As such, we recommend that this item be refined for clarity. Site Plan submission is forthcoming.

6. iii) The Recommendation Report states that a Noise Report was not provided in support of the applications. To clarify, a Noise Report, prepared by Valcoustics Canada Ltd, dated February 27, 2022 was, in fact, provided to the City of Vaughan with the resubmission of the development applications. We acknowledge that the Holding Symbol “(H)” shall not be removed until the Noise Report is found to be satisfactory to the City of Vaughan through the continued technical review of the Site Plan Application process.

Given the above, we request re-wording the Recommendations as follows, noting that only sections 3 and 6 have been modified, as bolded below:

Recommendations

1. THAT Official Plan Amendment File OP.20.016 (Sharewell Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachment 1, to increase the maximum permitted building height from 3 to 4-storeys and the maximum permitted Floor Space Index from 1.25 to 1.4 times the area of the lot; (No change)

2. THAT Zoning Amendment File Z.20.043 (Sharewell Development Inc) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “C1 Restricted Commercial Zone” subject to site-specific Exception 9(157), to “RA2(H) Apartment Residential Zone”, subject of the “(H)” Holding Symbol, as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report. including a provision for as red-lined on Attachment 2; (No change)

3. THAT the implementing Zoning By-law Amendment include the following provisions:

- a) Site-specific parking requirements for Restaurant use shall be **4 spaces/100 m2 GFA**;
- b) Site-specific parking requirement for Visitor Parking shall be 0.2 space/unit;
- and,
- c) The canopy overhang for the main building entrance to encroach a maximum of 2 m into the front yard setback.

4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$200,000.00 pursuant to Section 37 of the Planning Act towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonus Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted building height and Floor Space Index, to the satisfaction of the City for: (No change)

- i. recreational improvements for the Maple Community Centre to contribute to the provision of equipment to provide for an outdoor synthetic ice surface in the area of the existing tennis courts; and

ii. the remaining unused portion of the above noted contribution shall be placed into the account identified for Public Art Reserve for a future art, design and sculpture for future public art within the identified areas of the Maple Core.

5. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall enter into and execute a Section 37 Bonus Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications; (No change)

6. THAT the implementing Zoning By-law Amendment include the Holding Symbol "(H)" which shall not be removed from the subject lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Protocol assigning capacity;

ii. the Owner shall submit and obtain approval of a Site Development Plan Application to facilitate the development, to the satisfaction of the City and York Region;

iii. the submitted Noise Report dated February 27, 2022 is satisfactory to the City;

7. THAT The Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law. (No change)

We thank staff and members of Committee/Council for their ongoing engagement with the applicant and consultant team and we appreciate staff's recommendation of support of the proposed development. Should you have any further questions, please do not hesitate to contact Sandra K. Patano at extension 245 or the undersigned at extension 241.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

c. Haiqing Xu, Deputy City Manager, Planning and Growth Management
G. DiMartino/J. Baldassarra, Sharewell Investments Inc./Trinity Point Developments