

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

August 26, 2022
HPGI File LI17M

City of Vaughan
Clerks Department and
Development Planning
Planning and Growth Management
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Via email: christina.ciccone@vaughan.ca
Clerks@vaughan.ca

Attention: Christina Ciccone, RPP, MCIP
Senior Planner

Vaughan Clerks Department

RE: Avenue 7 Developments Ltd.
Part of Lots 5 & 6, Concession 4
2267 Highway 7 & 7700 Keele Street
File Number: OP.22.008, Z.22.015, & 19T-22V002
Notice of Complete Application and Public Meeting

Humphries Planning Group Inc. represents Doney Hill holdings Inc. and Doney 80 Corp. the registered owner of 80, 82, 84, 220 and 230 Doney Crescent located to the immediate west of the above noted applications.

We are in receipt of the Notices respecting Complete Application and Public Meeting scheduled for September 13, 2022.

Upon a brief review of the materials provided in the notices it is recognized that the applications as currently proposed represents a significant development. Further, we note that the recently adopted Region of York Official Plan identifies the subject land and surrounding area as being part of PMTSA 60 (Keele BRT Station) as shown in Attachment 1. It is our opinion that the development of the subject land will have profound impacts on the

Attn: Christina Ciccone and Clerks Department
Re: Avenue 7 Developments Ltd.
August 26 2022
Page 2 of 2

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surrounding area and should be planned in a comprehensive manner and not in isolation.

We formally request that the City of Vaughan council resolve to undertake a more detailed study which addresses matters including but not limited to stormwater management, water and sanitary servicing, traffic and distribution of land uses for the entirety of the south-west quadrant of Keele and Highway 7 including the PMTSA lands as outlined in Attachment 1 prior to any development approvals being considered for Avenue 7 Developments Ltd to ensure that this quadrant including the MTSA is properly planned for in the long term.

We look forward to working with the Applicant and the City of Vaughan through the planning process for File Numbers OP.22.008, Z.22.015, & 19T-22V002. We welcome further discussion regarding our request to plan the southwest quadrant of Keele Street and Highway 7 in a comprehensive manner to provide for future mixed use urban development. Please do not hesitate to contact the undersigned to discuss our request in greater detail.

In addition to the above, we formally request further notice of all matters including staff reports, meeting minutes and notice of any decision for these applications.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

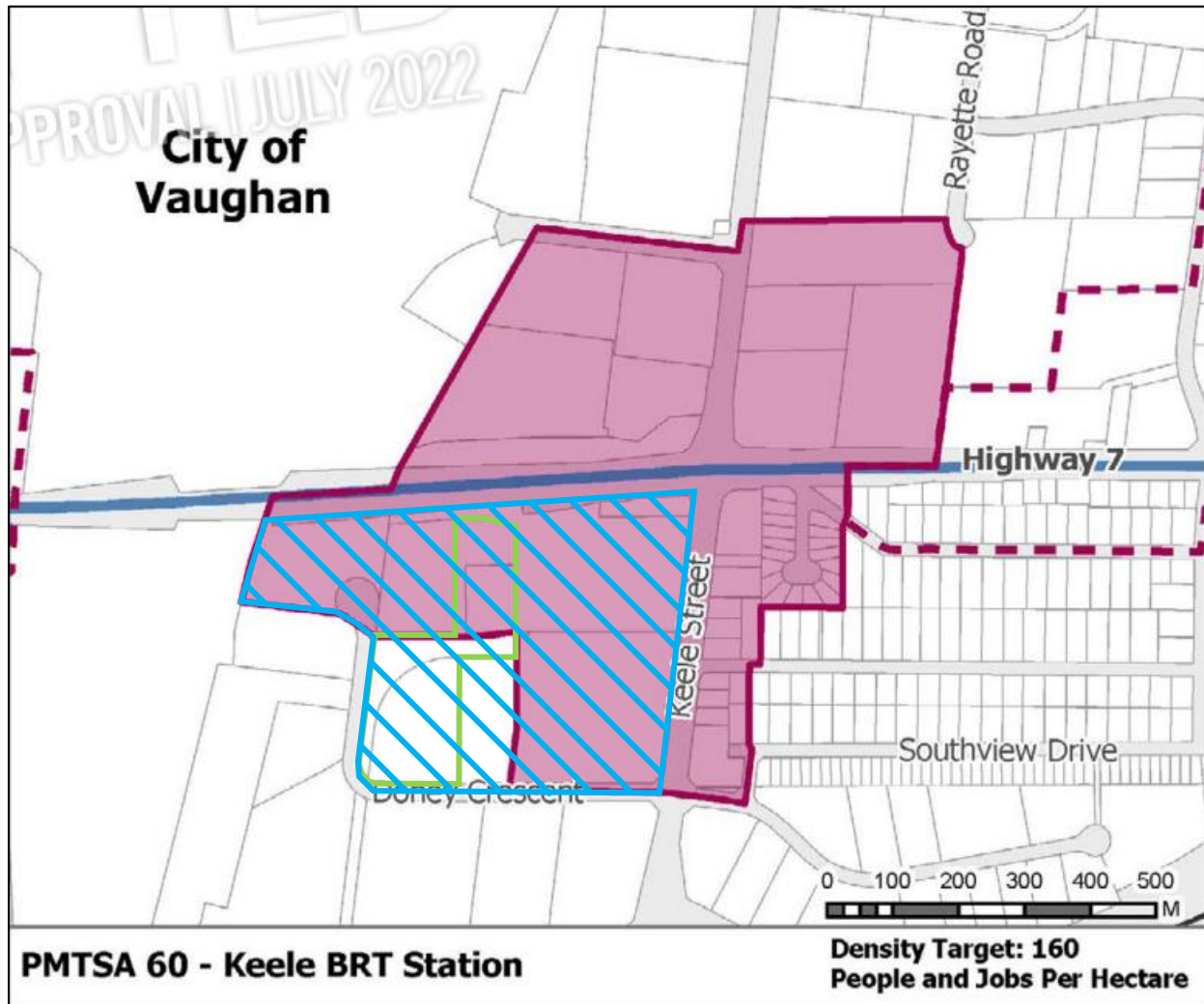


Rosemarie L. Humphries BA, MCIP, RPP
President






Encl. Attachment 1
Notice of Complete Application
Notice of Public Meeting

CC: Haiqing Xu, Deputy City Manager, Planning and Growth Management
Mayor and Members of Council
Doney Hill holdings Inc.
Doney 80 Corp.

Attachment 1: PMTSA 60 – Keele BRT Station, Extract from York Region Draft Official Plan (July 2022) & Proposed Study Area



LEGEND

-  Subject Site: 220, 230, 84, 82 & 80 Doney Crescent
-  PMTSA Boundary, YR Draft OP (July 2022)
-  Bus Rapid Transit
-  Adjacent Major Transit Station Area
-  Proposed Study Area



NOTICE TO THE PUBLIC
"COMPLETE" APPLICATION

RECEIVED JUL 13 2022

This Notice is to advise you that Planning Applications have been submitted that meet the requirements to begin the review by the City of Vaughan.

This Notice is not an approval by the City of Vaughan.

July 12th, 2022

Dear Sir or Madam,

RE: Avenue 7 Developments Ltd.
Part of Lots 5 & 6, Concession 4.
2267 Highway 7 & 7700 Keele Street
File Numbers: OP.22.008, Z.22.015, & 19T-22V002

The Planning Act requires the City of Vaughan to provide you with a Notice that all the required information to process the noted applications have been received by the City in accordance with Ontario Regulations 543/06 (Official Plan), and 545/06 (By-laws), and 544/06 (Plans of Subdivision), and By-law 123-2013 and these applications are deemed to be "complete", but not approved, and can be processed.

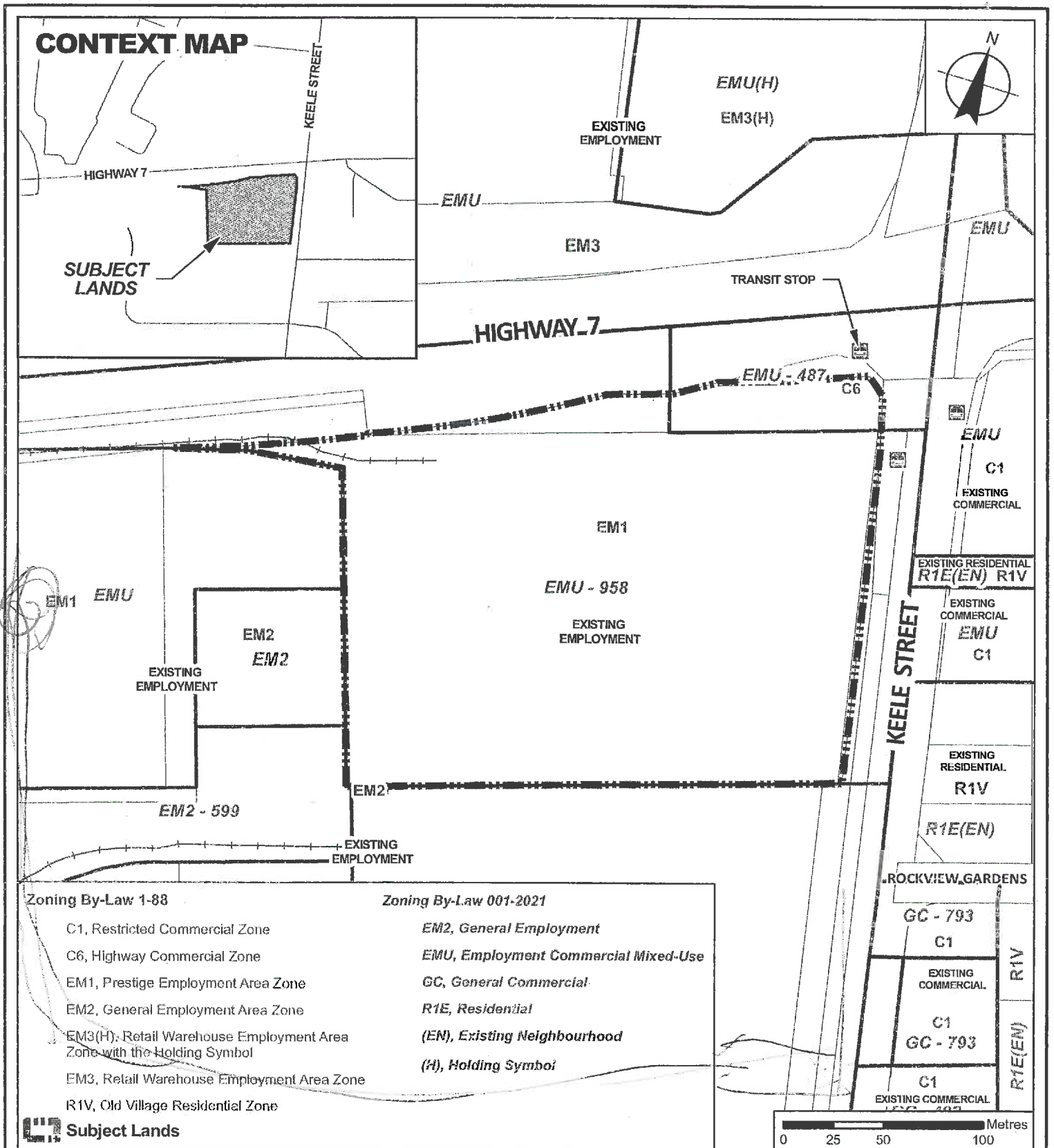
If you have any questions, please contact the Senior Planner, the Senior Planner managing the files at 905-832-8585, Extension 8773 or at Christina.Ciccone@vaughan.ca.

TODD COLES
City Clerk

Attachments:

1. Context & Location Map
2. Site Plan
3. Building Elevations – North (Facing Highway 7)

Copy: Andrea Buchanan, Office of the City Clerk (with enclosure)



Context & Location Map

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
Dani Cohen

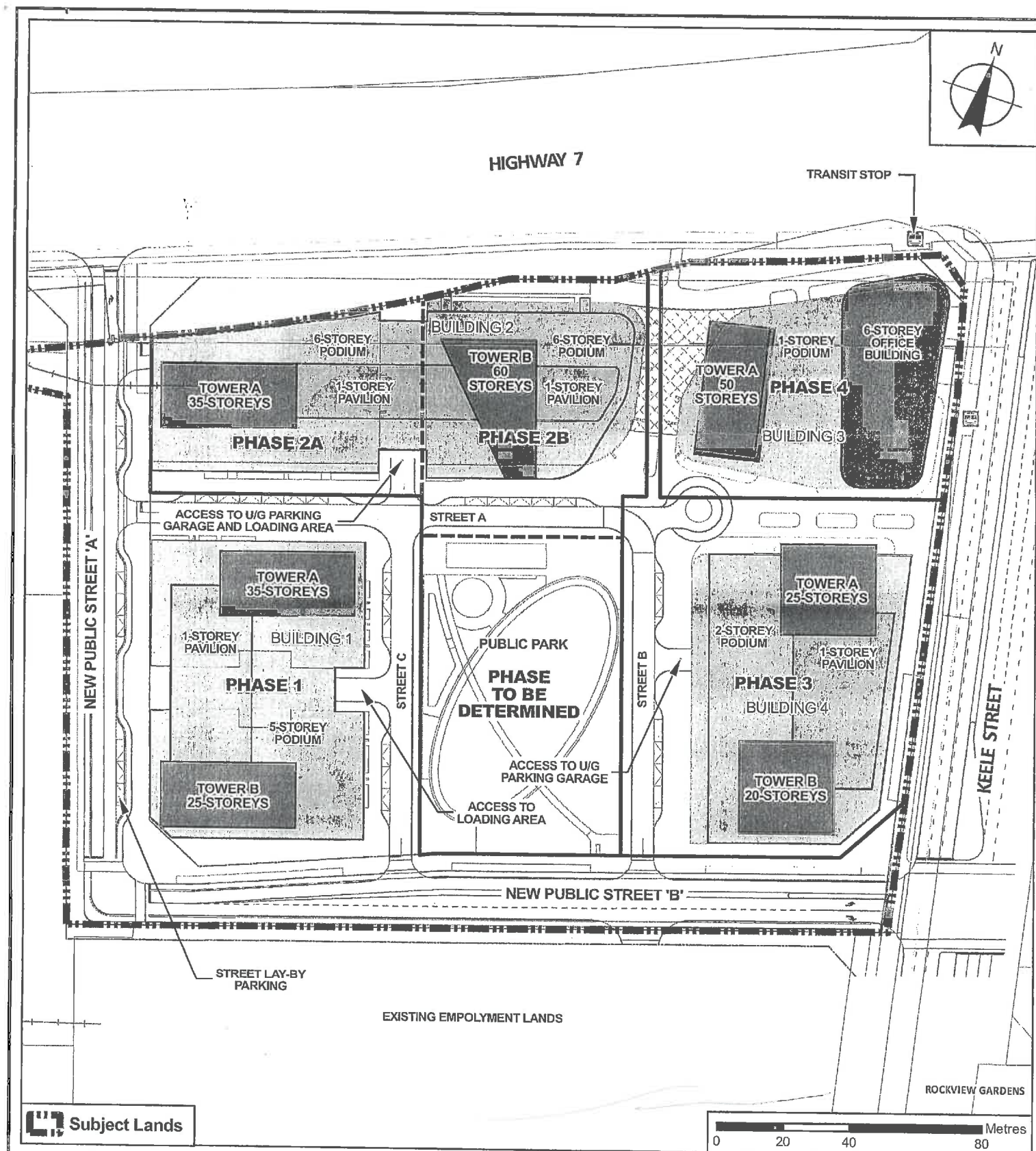


Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002

DATE:
June 21, 2022

1



 Subject Lands

Proposed Site Plan

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
Dani Cohen

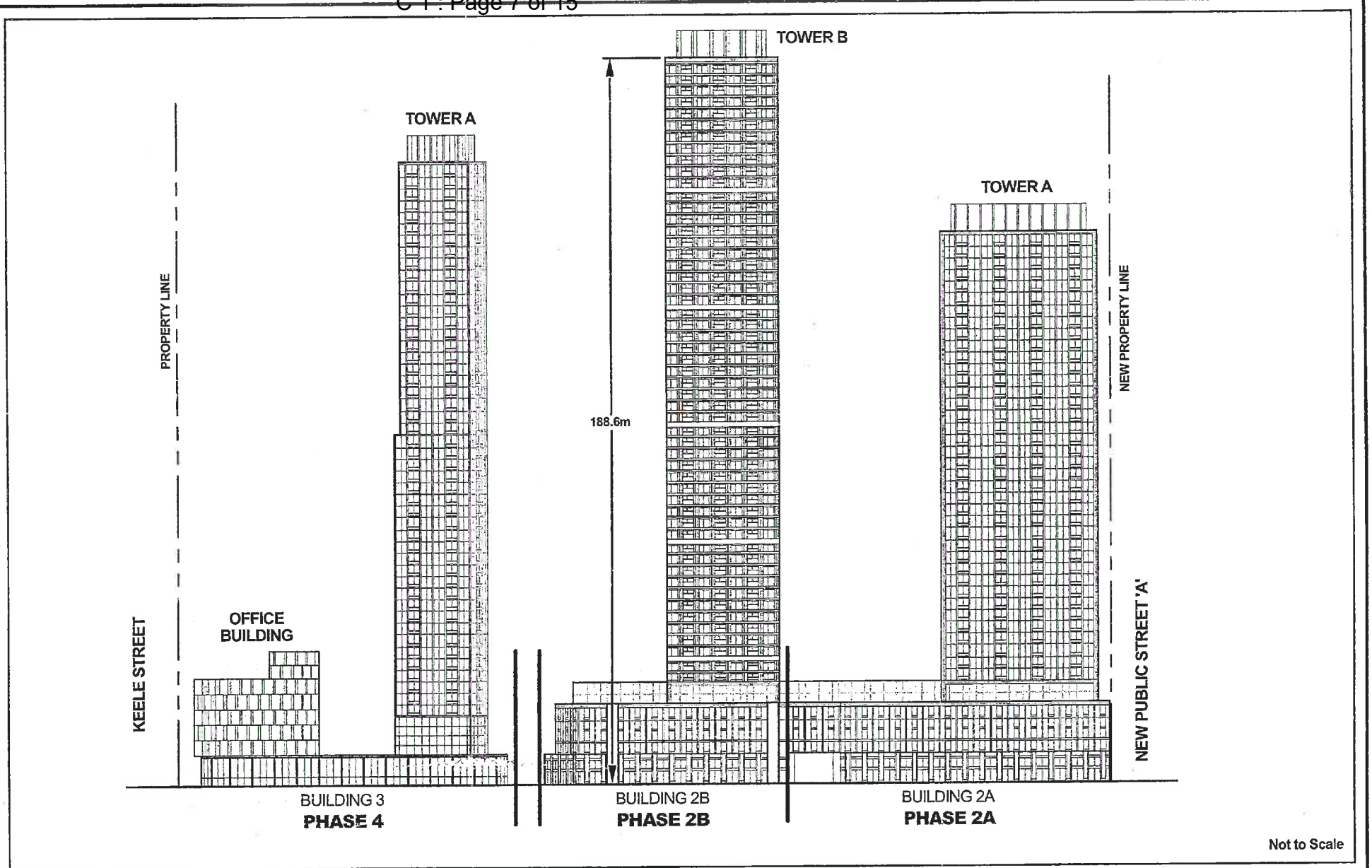


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DATE:
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Building Elevations - North (Facing Highway 7)

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7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
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OP.22.008, Z.22.015
and 19T-22V002

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3

A GUIDE TO VAUGHAN'S PLANNING PROCESS



THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 335,000! To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses. This is why all developments undergo a careful review by City staff, Council, public agencies, including the Toronto and Region Conservation Authority, York Region and provincial ministries where appropriate, and why the City asks for feedback from residents before the shovels hit the ground. For more information about land-use planning, the processes and how to get involved, visit vaughan.ca/PlanningProcess.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

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Amendments (OPAs) | • Zoning By-law
Amendments (ZBAs) | • Draft Plan of
Subdivisions | • Site
Development
Applications | • Draft Plan of
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In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at vaughan.ca/PlanningProcess.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the Growth Plan and Provincial Policy Statement, which establish the vision for communities in Ontario and set targets for the number of new residents and jobs York Region must accommodate by 2051. Based on these targets, the York Region Official Plan sets the vision and plan for where and how this growth and development will be accommodated within each of its nine municipalities, including the city of Vaughan. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policy.

Vaughan's Official Plan: Vaughan's Official Plan serves as Council's roadmap for growth and land use within the city and must conform with the Province and York Region's policies and plans. It establishes the City's long-term vision and values, which is stated through goals and policies that help guide decision-making on land development, economic growth, urban design, the environment and more. Ultimately, the Official Plan guides where different types of development should be located.

Secondary Plans: Secondary Plans build on the City's Official Plan by providing policy guidance and direction for smaller and focused geographic areas. In some cases, they can also provide more prescriptive policies to reflect the uniqueness of the area they cover. A Secondary Plan defines all the elements needed for successful development, including new roads and active transportation routes, open spaces and parks, policies to establish land uses and key infrastructure requirements.

Zoning By-laws: A Zoning By-law is a more detailed planning tool used to implement the Official Plan policies in order to regulate how land is used. They provide specific standards for how development and construction can occur on a property. A Zoning By-law ensures that what is built meets the vision of the Official Plan and any land use plans. Learn more about Zoning By-laws at zonevaughan.ca.

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following four-step review and decision-making process:

- 1. Pre-application:** In advance of submitting an application, the landowner must consult with the City's Development Planning department. They may also meet with the local Councillor, residents, ratepayer's associations and other interested community members to share and discuss the plan they want to put forward. Once the application has been submitted to the City, a sign is posted on the site to let the community know what is being proposed.
- 2. Public meeting:** It's vital that Council hears from the community to inform their decision-making. Interested community members are invited to provide input to Council at a Committee of the Whole Public Meeting. A written notice is sent a minimum of 20 days before the public meeting to all residents living within 150 metres (sometimes more) of the site in question. At the public meeting, the landowner will present their plans, Councillors may comment or ask questions and members of the public may share their feedback if they have pre-registered to speak at the meeting. The purpose of this meeting is to **inform** Council and the community – **no decision is made at this time**. Public meetings are not held for site plan applications or certain types of condominium applications. More information about speaking live during a public meeting can be found at vaughan.ca/HaveYourSay.

3. Review of the application: Following the public meeting, City staff review the application, including supporting materials and all comments made at the meeting or submitted in writing. Applications may also be reviewed by external parties including York Region, neighbouring municipalities, the Toronto and Region Conservation Authority and the Province, depending on the nature of the application. The landowner may be required to provide additional information if necessary. Once all issues have been resolved to the satisfaction of City staff, a comprehensive report is prepared for Council to review at a Committee of the Whole meeting.

If outstanding issues are not resolved, staff can recommend refusal of the application.

4. Council makes a decision: After receiving the report, Vaughan Council may discuss the merits at a Committee of the Whole meeting. Interested community members have an opportunity to share their thoughts with Council, live, during this meeting, or, they can submit a written response to provide their feedback on the application. At the Committee of the Whole meeting, a recommendation on the application will be made and forwarded to Council for final approval. At the following Council meeting, Vaughan Council will ratify the decision to approve, amend or refuse the application.

This is when the decision is ratified by Council.

What if I don't agree with Council's decision?

Those persons who make oral submissions at a public meeting, or made written submissions to Council prior to Council's decision can appeal Council's decision regarding Official Plan Amendments or Zoning By-law Amendments to the Ontario Land Tribunal (OLT) within 20 days of the formal notice of decision. The decision of the OLT is final. Third parties are not permitted to appeal decisions made on Site Development Applications. Appeal rights regarding decisions made on Plans of Subdivision and Condominiums are limited to specific parties and a limited group of third parties, which do not include local residents.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of all staff and citizens. As part of the City of Vaughan's commitment to open and accessible government, Council encourages citizens to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. Learn more about the application: Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at vaughan.ca/maps. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting:

While Vaughan City Hall remains closed to the public, citizens can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item.
All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak form at vaughan.ca/HaveYourSay or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way.

Requests to speak must be received by noon on the last business day before the meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach Vaughan Council. Citizens may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: All citizens may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the public meeting notice sent by mail, or by contacting Access Vaughan, the City's contact centre, at 905-832-2281 or accessvaughan@vaughan.ca.

Development Planning
Planning and Growth Management



2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

905-832-2281

developmentplanning@vaughan.ca

vaughan.ca/PlanningProcess



RECEIVED AUG 22 2022

Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

T 905 832 8585

E clerks@vaughan.ca

NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.22.008
Zoning By-law Amendment File Z.22.015
Draft Plan of Subdivision File 19T-22V002

DATE OF MEETING: Tuesday, September 13th, 2022

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Avenue 7 Developments Ltd.
DESCRIPTION OF SUBJECT LAND:	2267 Highway 7 & 7700 Keele St. (southwest of Highway 7 and Keele St.) (Attachment 1).
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit the development of 8 mixed-use residential buildings ranging in height from 6 to 60 storeys with a proposed Floor Space Index ('FSI') of 7.42 times the area of the site, with a total of 3,000 residential units, 10,495 m ² of retail space, 1,352 m ² of community space, 10,526 m ² of office space and 1,810 underground and above ground parking spaces to serve the overall development as shown on Attachment 2.
RELATED APPLICATION(S):	N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND
IMPORTANT INFORMATION REGARDING PROCESS**

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Christina Ciccone, Senior Planner, at Christina.Ciccone@vaughan.ca or 905-832-8585, Extension 8773. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

****When submitting a request for additional information please quote file number and applicant.**

PUBLIC CONSULTATION: If you would like to speak at the meeting, either electronically or in person, please complete the **Request to Speak Form** and submit to clerks@vaughan.ca.

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NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

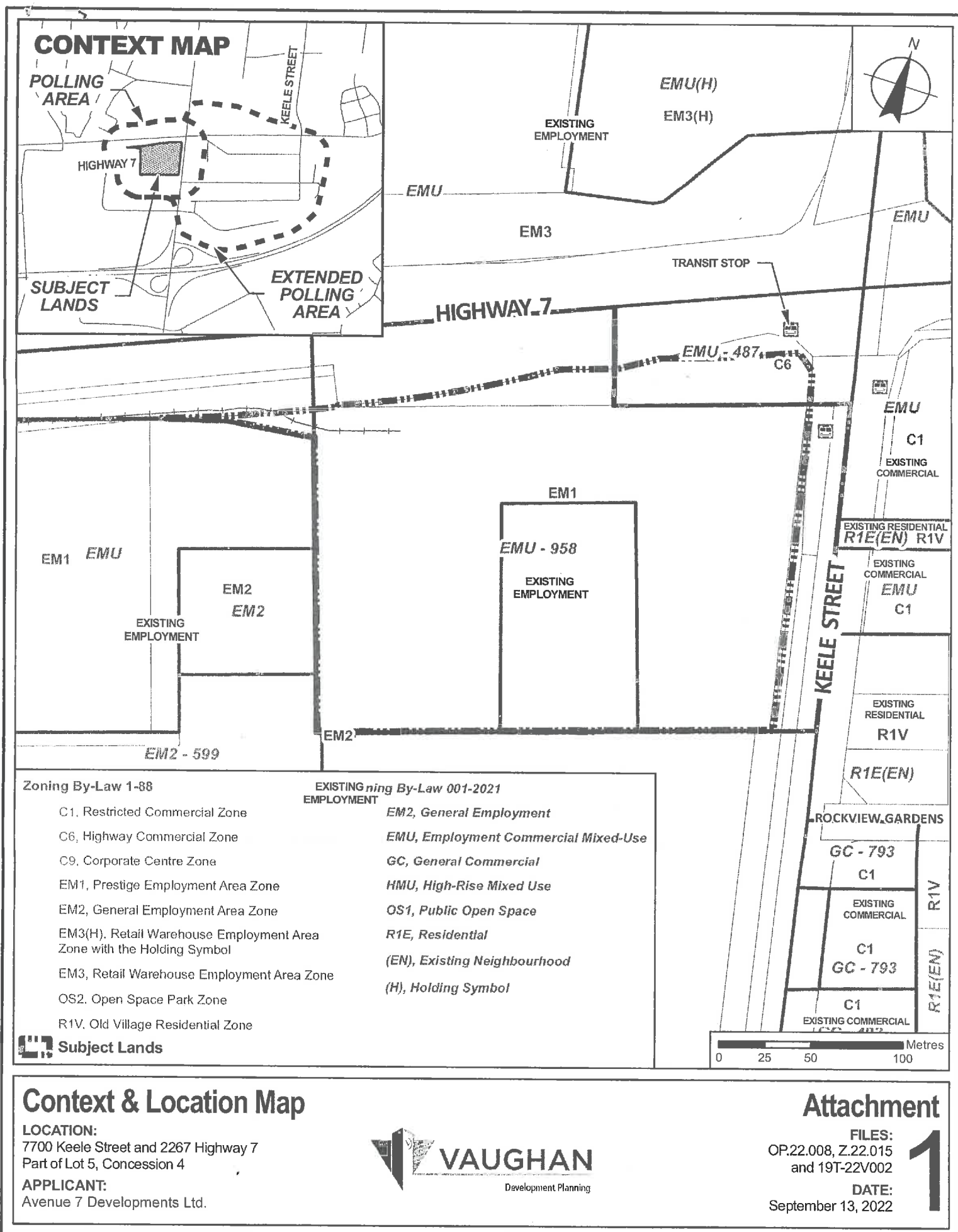
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

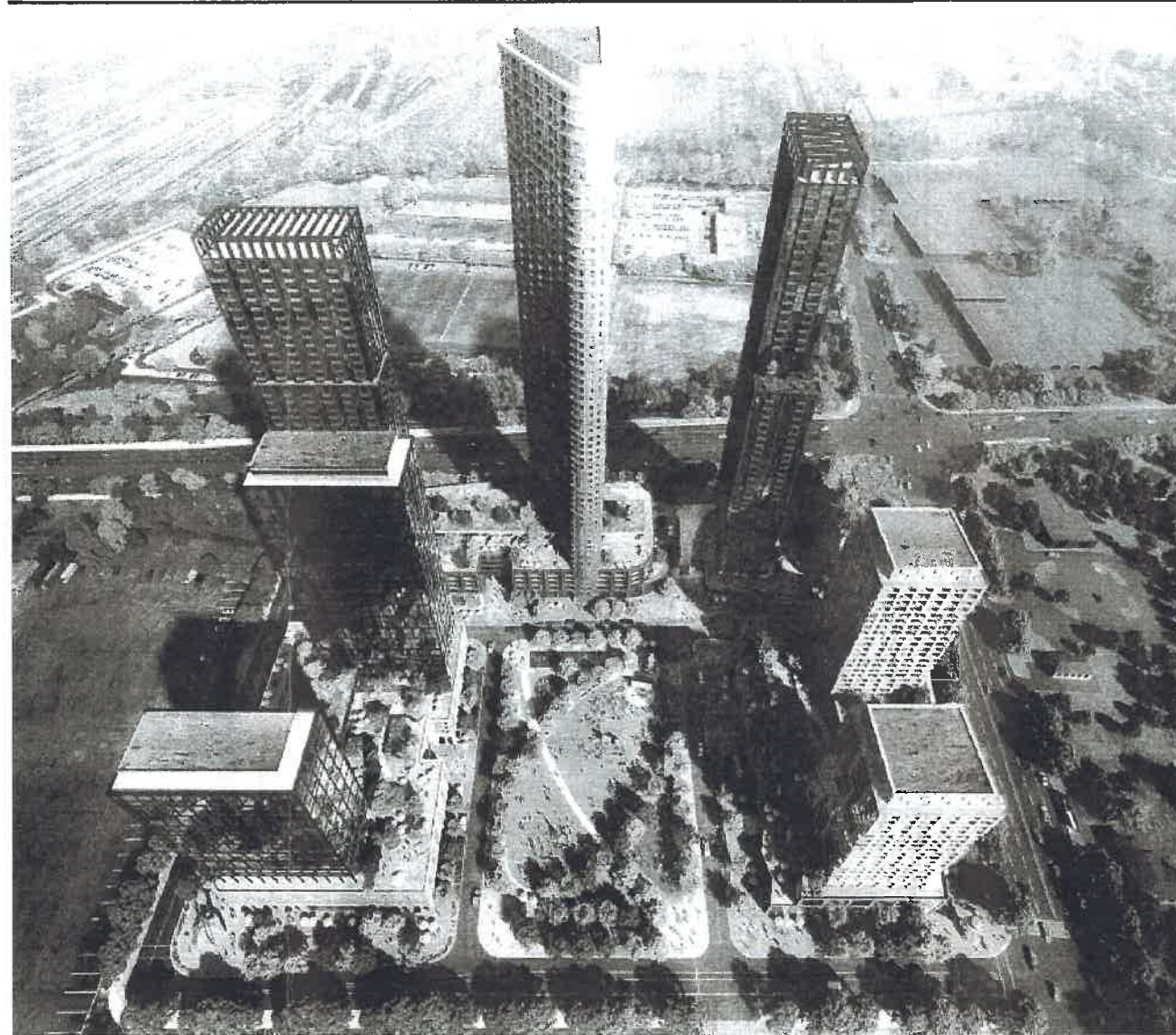
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: August 19, 2022

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk





Not to Scale

Perspective Renderings

LOCATION:

7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:

Avenue 7 Developments. Ltd.



Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002

DATE:
September 13, 2022

2

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