



**Communication: C6
Committee of the Whole (2)
June 6, 2023
Item #9**

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3298

Sent Via Email to: clerks@vaughan.ca

June 2, 2023

**Todd Coles, City Clerk
City Clerk's Office
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1**

Attention: City Clerk and Mayor & Members of Vaughan Council

**RE: COMMUNICATION – ITEM #9
COMMITTEE OF THE WHOLE (2) MEETING - JUNE 6, 2023 AT 1:00 PM**

**GB (MAPLECRETE) LIMITED PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.21.008,
ZONING BY-LAW AMENDMENT FILE Z.21.011 AND
PLAN OF SUBDIVISION FILE 19T-21V003
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD, VMC
WARD 4**

Dear City Clerk, and Mayor and Members of Council:

KLM Planning Partners Inc. being the land use planning firm retained on behalf of our client, GB (Maplecrete) Limited Partnership, is pleased to submit this Communication to you and VMC Program staff regarding the planning recommendation report that is being considered at the CW (2) Meeting in support of City files OP.21.008, Z.21.011, and 19T-21V003.

The proposed OPA, ZBA and Subdivision Applications together with the related Site Plan Application (File DA.22.072) that will be considered later this year will facilitate a mixed-use high-density development consisting of 39 and 42-storey residential towers and 5 and 6-storey podium with 1,082 residential units and 485.4 m² of retail, and a total GFA of 75,070.42 m² and FSI of 7.73 located within the Vaughan Metropolitan Centre (VMC).

Proposed Changes to Attachment #9 – Proposed Site-Specific Exceptions to Zoning By-law 1-88

Through discussions with VMC Program staff (Monica Wu, Planner) regarding the proposed site-specific zoning exceptions that are now identified in Attachment #9 to the CW report, there was concurrence on May 26, 2023, to amend Zoning Exceptions “q” and “t”, as follows:

1. Zoning Exception “q” – Maximum GFA

The City’s report identifies “a minimum of 485.5 m² shall be dedicated to retail uses”, which is consistent with what is shown on the client’s site plan drawing. However, as the detailed drawings need to be prepared and finalized later on, the architect and client require some flexibility in the final design of the retail space and GFA and is seeking that the text be changed to reflect “**a minimum of 465 m² shall be dedicated to retail uses**”. VMC Program staff have indicated their support to this revised exception.

2. Zoning Exception “t” – Minimum Amenity Area

The City’s report identifies “a Minimum Indoor Amenity Space of 1.37 m² per unit” and “a Minimum Outdoor Amenity Space of 1.82 m² per unit”, which is consistent with what is shown on the client’s site plan drawing. However, as the detailed drawings need to be prepared and finalized later on, the architect and client require some flexibility in the final design of the indoor and outdoor amenity spaces and is seeking that the text be changed to the following minimum requirements:

- **Indoor: 1.35 m² per unit**
- **Outdoor: 1.8 m² per unit**

VMC Program staff have indicated their support to these revised exceptions for minimum indoor and outdoor amenity area.

Subdivision Conditions

KLM and the client have reviewed the subdivision conditions contained in Attachment #10, and have discussed with VMC Program staff (Monica Wu-Planner and Danny Woo-Development Engineer) about meeting following the Committee and Council meetings and prior to the final conditions being formalized to discuss and make minor refinements to the conditions that will ensure the general or standard wording is more concise so that both the City and client will have a clearer understanding of the role and obligations each has regarding the satisfaction of the conditions. Further Committee and Council review will not be required given the minor nature of the proposed changes to the subdivision conditions, which was provided and discussed with VMC staff last week. KLM will be reaching out to the VMC Planner and Engineer to confirm a date and time to meet and refine the subdivision conditions.

Conclusion

Should the Committee concur, we recommend that the following resolution be adopted to address the site-specific zoning exceptions:

Proposed Recommendation:

1. Amend Attachment #9 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 in the following manner:
 - a) Amend Zoning Exception "q" to reflect "**a minimum of 465 m2 shall be dedicated to retail uses**"; and,
 - b) Zoning Exception "t" to reflect "**a Minimum Indoor Amenity Space of 1.35 m2 per unit**" and "**a Minimum Outdoor Amenity Space of 1.8 m2 per unit**"

Should you have any questions, Billy Tung – Partner at KLM Planning Partners Inc. will be attending the Committee of the Whole Meeting as a deputant if required to answer any questions.

Respectfully submitted,

KLM PLANNING PARTNERS INC.



Grant Uyeyama, MCIP, RPP
Principal Planner

Copy to: Alireza Khosrowshahi, Melrose Investments Inc.
Kirill Blotskii, Melrose Investments Inc.
Olenka Karetnik, Melrose Investments Inc.
Billy Tung, Partner, KLM Planning Partners Inc.
Haiqing Zu, Deputy City Manager, Planning & Growth Management
Christina Bruce, Director of Policy Planning & Special Programs
Monica Wu, Planner, VMC Program Department