



GROUP LIMITED

C7
Communication
Council – October 17, 2023
CW(PM) – Report No. 40 Item No. 2

Engineers
Planners
Project Managers

File: 213150

Date: October 3, 2023

Emailed: oprmanager@vaughan.ca

Development Planning, City of Vaughan
2141 Major MacKenzie Drive West,
Vaughan, ON L6A 1T1

Attention: Mr. Fausto Filipetto

Dear Sir,

Re: City of Vaughan Draft Part 'A' Official Plan Review
Public Meeting – October 3, 2023
7575 & 7577 Keele St
City of Vaughan, Region of York

EMC Group Limited is the planning consultant for Keeleview Centre Holdings Ltd., the registered owner of the properties municipally known as 7575 & 7577 Keele Street in the City of Vaughan (herein referred to as the 'Subject Lands'). We have been monitoring and actively participating in Vaughan's Official Plan Review process on behalf of the landowner and wish to provide comments in relation to the Draft Part 'A' Official Plan Amendment and Schedules of the Draft Vaughan Official Plan (VOP).

The subject properties at 7575 & 7577 Keele Street are located on the north-east corner Keele Street and Jardin Drive. The subject lands have a total area of approximately 0.67ha (1.65 acres) with a frontage of approximately 80 metres along Keele Street. The subject lands are currently occupied by two structures and surface parking including a one-storey commercial building and a two-storey office building.

We have reviewed the draft Part A OPA policies and schedules in relation to the subject lands and offer the following comments:

We note that in the Region of York Official Plan (Office Consolidation June 2023), Map 1A (Land Use Designations) the property is designated under Urban System as 'Community Area' as indicated in Figure 1.

Furthermore, as per the current VOP (2020 Office Consolidation) Schedule 1 (Urban Structure), the subject lands are also designated as Community Area (see Figure 2). Community Area as per section 2.2.3 of the VOP (2020 Office Consolidation), is characterised by predominantly low-rise residential housing stock, with local amenities including local retail, community facilities, schools and parks. These areas are planned as complete communities, with a mix of uses and densities that meet the minimum requirements set out in the Growth Plan and York Regional Official Plan.

The Draft VOP (Part A, August 2023) Schedule 1 (Urban Structure) fragments the subject lands with parts of the property being designated as Community Area and others as Employment Area (see Figure 3).

We request that the Urban Structure Schedule 1 for the Vaughan Draft Official Plan be revised to reflect both the Region of York's Official Plan (YROP, 2022) Map 1A (Land use Designations) and City of Vaughan's current OP designation of Community Area for the subject lands.

We further note that these lands fall within the Keele Bus Rapid Transit Station Major Transit Station Area (MTSA) as outlined in Figure 4: Appendix 2: York Region Major Transit Station Areas (MTSAs) (Protected Major Transit Station Areas (PMTSA)).

We would appreciate if we could be notified of any further revisions, approvals, studies and/or notices applicable to the Official Plan Review process. Please forward any further information or communications to nzuccaro@emcgroup.ca.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours Truly,
EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Senior Planner

c: clerk – Todd.Coles@vaughan.ca
c: client



Figure 1: Approximate location of subject lands shown on YROP (2022) – Map 1A (Land Use Designations) (Office Consolidation June 2023).

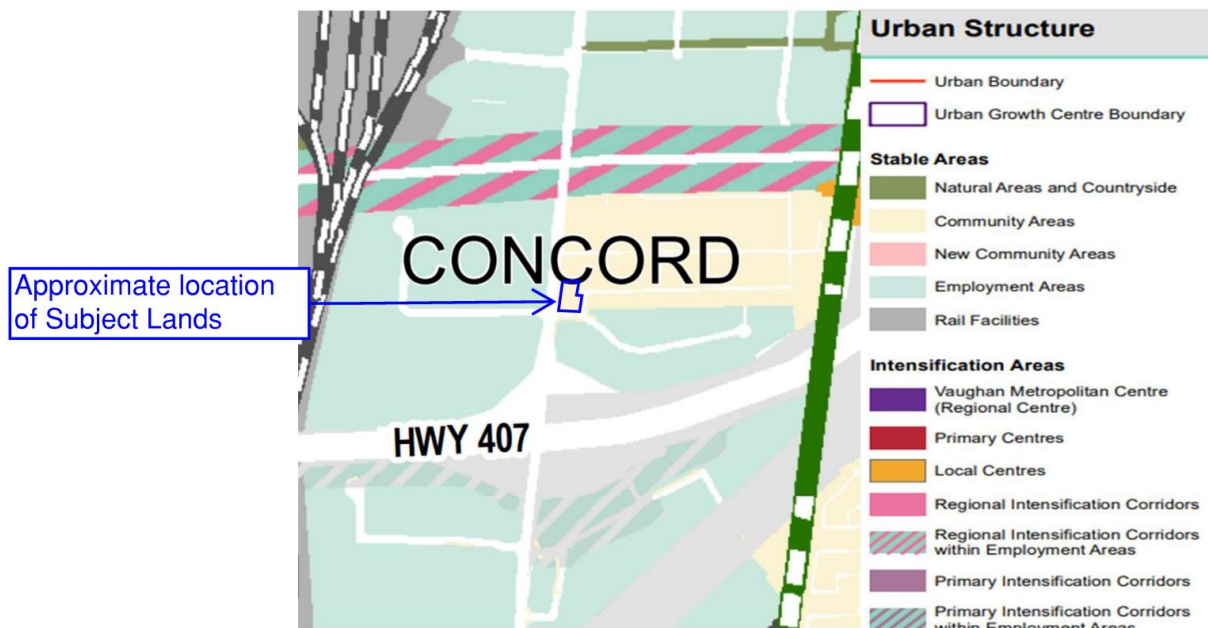


Figure 2: Approximate location of subject lands shown on VOP (2020 Office Consolidation) Schedule 1 – Urban Structure (December 2021).

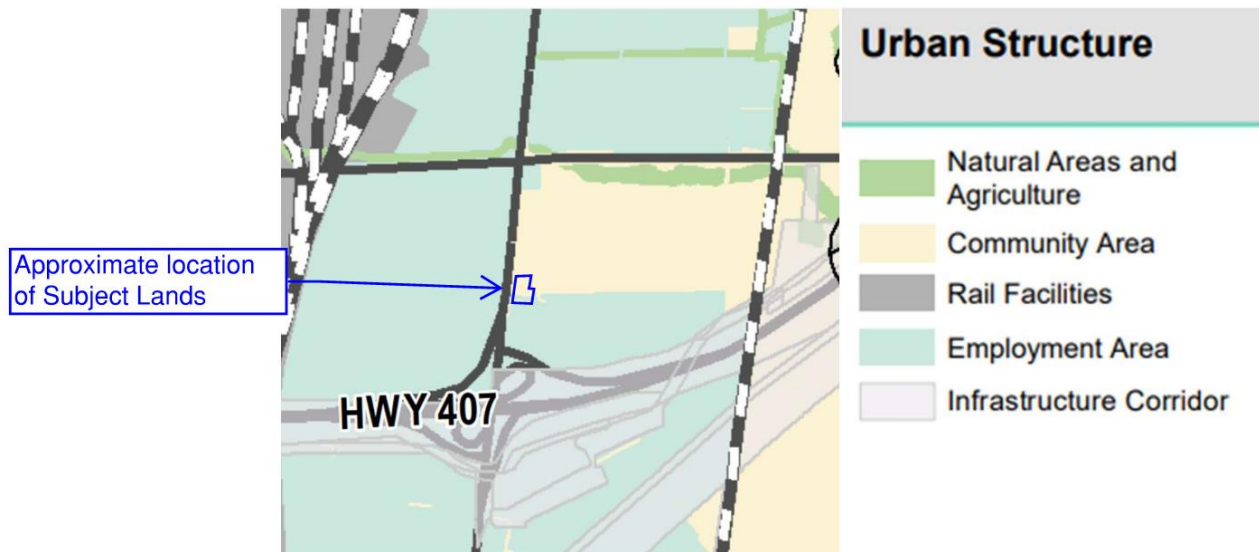


Figure 3: Approximate location of subject lands shown on draft VOP (September 2023) Schedule 1 – Urban Structure (August 2023).

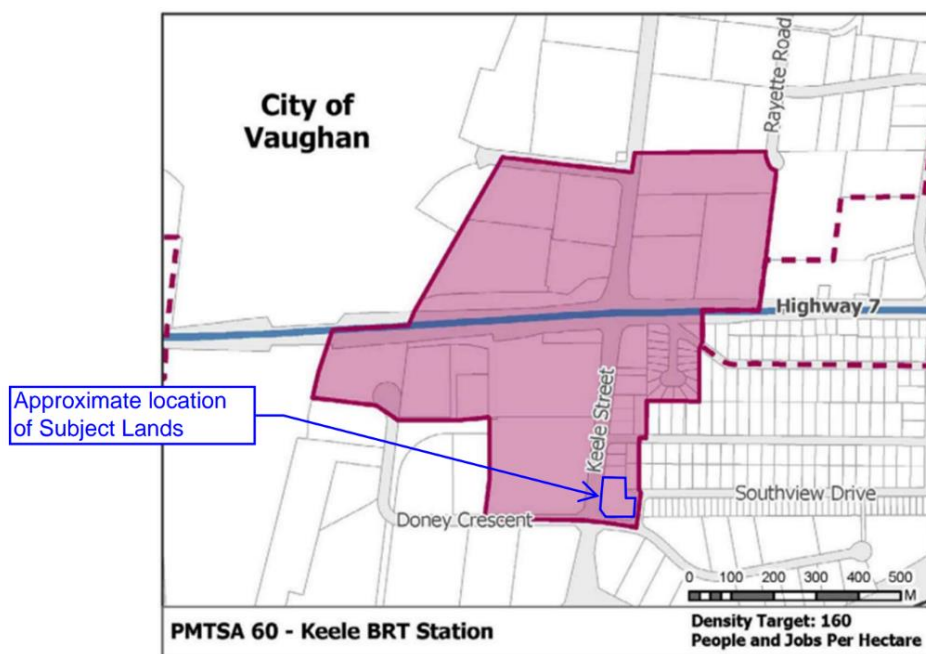


Figure 4: Appendix 2: York Region Major Transit Station Areas (MTSAs) (Protected Major Transit Station Areas (PMTSA))