

**COUNCIL MEETING – OCTOBER 17, 2023  
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed October 13, 2023</u></b>				
C1.	Nicole Cappadocia, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 3, 2023.	39	4	Committee of the Whole
C2.	Don Given, Malone Given Parsons, Renfrew Drive, Markham, dated October 2, 2023.	40	2	Committee of the Whole (Public Meeting)
C3.	Jonathan F. Sasso, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 2, 2023.	40	2	Committee of the Whole (Public Meeting)
C4.	Joan MacIntyre, Malone Given Parsons, Renfrew Drive, Markham, dated October 2, 2023.	40	2	Committee of the Whole (Public Meeting)
C5.	David Falletta, Bousfields Inc., Church St., Toronto, dated October 2, 2023.	40	2	Committee of the Whole (Public Meeting)
C6.	Salman Noor Ali, Morguard, City Centre Drive, Mississauga, dated October 3, 2023.	40	2	Committee of the Whole (Public Meeting)
C7.	Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated October 3, 2023.	40	2	Committee of the Whole (Public Meeting)
C8.	Catalina Cardenas, Malone Given Parsons, Renfrew Drive, Markham, dated October 2, 2023.	40	2	Committee of the Whole (Public Meeting)
C9.	Robert Walters, R Walters Planning, Pinetree Drive, Guelph, dated October 3, 2023.	40	2	Committee of the Whole (Public Meeting)
C10.	Philip J. Stewart, Pound & Stewart Planning Consultants, Belsize Drive, Toronto, dated October 12, 2023.	39	2	Committee of the Whole
C11.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated October 13, 2023.	39	1	Committee of the Whole
<b><u>Distributed October 16, 2023</u></b>				
C12.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated October 16, 2023	39	2	Committee of the Whole

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

**Please note there may be further Communications.**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] COW - Oct 3, 2023 - Item 6.4 - 11191 Keele Street ZBA & DPS (Z.21.036 & 19T-21V007)  
**Date:** October-03-23 2:31:08 PM

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**From:** Nicole <nicolec@humphriesplanning.com>  
**Sent:** Tuesday, October 03, 2023 1:58 PM  
**To:** Clerks@vaughan.ca; Daniela DeGasperi <Daniela.DeGasperi@vaughan.ca>; Matt Pascoe <Matt.Pascoe@vaughan.ca>  
**Cc:** Rosemarie Humphries <rhumphries@humphriesplanning.com>  
**Subject:** [External] COW - Oct 3, 2023 - Item 6.4 - 11191 Keele Street ZBA & DPS (Z.21.036 & 19T-21V007)

Hello,

Further to today's COW Meeting, regarding Item #4, we wish to confirm with the City that we don't need a change to the recommendation per our letter circulated yesterday, and that City Staff have the authority to amend these items without direction from council.

We look forward to Staff response.

Kindly,

**Nicole Cappadocia, B.URPL**  
**Planner**

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**HUMPHRIES PLANNING GROUP INC.**  
**190 Pippin Road, Suite A. Vaughan L4K 4X9**  
**t: 905.264.7678 ext. 254 f: 905.264.8073**

***~DO SOMETHING GOOD EVERY DAY!~ STAY SAFE***

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**From:** Nicole  
**Sent:** October 2, 2023 11:37 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>  
**Subject:** Letter to COW - Oct 3, 2023 - Item 6.4 - 11191 Keele Street ZBA & DPS (Z.21.036 & 19T-21V007)

Hello,

Please find the attached letter being submitted to the Office of the City Clerk on the record in advance of tomorrow's COW meeting respecting Item #6.4 re: 11191 Keele Street Zoning By-law Amendment & Draft Plan of Subdivision (files: Z.21.036 & 19T-21V007).

Thank you,

**Nicole Cappadocia, B.URPL  
Planner**

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**HUMPHRIES PLANNING GROUP INC.  
190 Pippin Road, Suite A. Vaughan L4K 4X9  
t: 905.264.7678 ext. 254 f: 905.264.8073**

***~DO SOMETHING GOOD EVERY DAY!~ STAY SAFE***

October 02, 2023

MGP File: 19-2836

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

via email: [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca) and [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mr. Filipetto:

**RE: City of Vaughan Part A Official Plan Amendment - Conformity  
Portage Conversion Landowners Group**

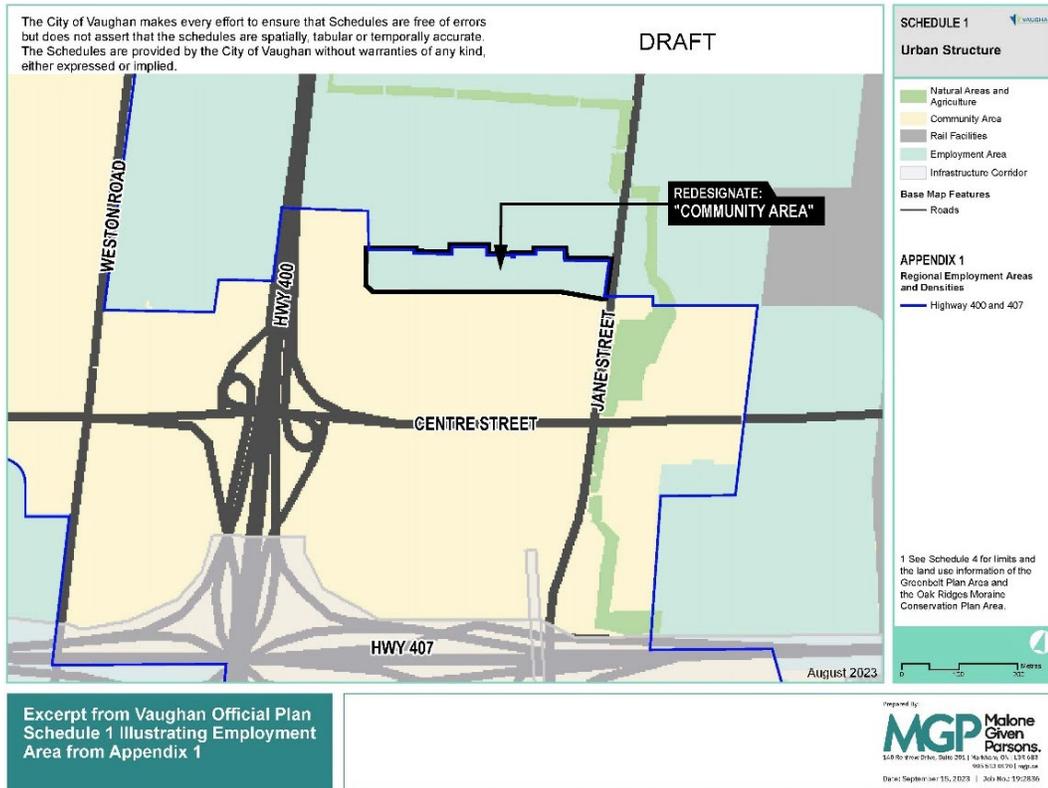
Malone Given Parsons Ltd. (“MGP”) is the land use planner for the Portage Conversion Landowners Group (“**Portage Landowners**”), who own lands on the north side of Portage Parkway between Millway Avenue and Applewood Crescent in the City of Vaughan (“**Portage Lands**”). This letter provides comments on our client’s behalf in response to the “Draft Part A Official Plan Amendment – Conformity” (“**Part A OPA**”), released on September 6<sup>th</sup>, 2023 for public comment and review.

The Portage Landowners supports the City’s efforts in commencing the Official Plan Review process to update policies from the existing official plan to achieve conformity with the 2022 York Region Official Plan (“**2022 YROP**”) and to align with recent provincial direction. We have reviewed the Part A OPA Text and Schedules and wish to provide comments on behalf of the Portage Landowners. **Most notably, we request that Schedule 1 – Urban Structure be revised to redesignate the Portage Lands as “Community Area”, in conformity with the approved employment conversion, as shown in the 2022 YROP, and noted in Appendix 1 of the Part A OPA Schedules (See Figure 1).**

The Portage Lands are subject to a recent employment conversion, approved by York Region Council on October 22, 2020 and as recommended by the Committee of the Whole on October 15, 2020. This conversion came into effect with the Provincial approval of the York Region Official Plan in the fall of 2022. The approval was made on the basis that the Portage Lands should be considered for the boundary expansion to be undertaken as part of the update to the VMC Secondary Plan (“**VMCSP**”). It is our understanding through Phase III of the VMCSP Update Process that the Portage Lands, located within Expansion Area B, are recommended by Staff to be incorporated into the VMSCP boundary, as per the VMCSP Recommended Land Use Option, released September 8<sup>th</sup>, 2023.

The intent of the OP Review, and specifically that of Part A is to update the official plan to achieve conformity with the 2022 YROP. Redesignating the Portage Lands not only aligns with the core purpose of this review, but also ensures consistency between local and regional official plans.

Figure 1: Requested Revisions to Schedule 1 - Part A OPA



We also take issue with the addition of Policy 2.2.4.6 that requires an Official Plan Amendment for the removal of any employment lands outside of a Regional Employment Area, as seen in Schedule 1. This requirement, especially with respect to employment conversions that have been addressed through the Regional Municipal Comprehensive Review, introduces an unnecessary level of redundancy to achieve conformity with the 2022 YROP. This undermines the Official Plan Review process which already took place at the Regional level as employment conversions are already a key consideration in the development of a Regional OP. This will in turn lead to delays in the development approvals process, and we request that this new policy be removed from the Draft OPA.

We thank staff for their efforts to commence the Official Plan review process. We appreciate the opportunity to collaborate proactively with staff and their team and welcome any opportunities to meet with staff to discuss our concerns and constructive means to advance the redesignation of the Portage Lands. We kindly request to be notified of any future public engagement meetings regarding this process and reserve the right to provide comments on future versions of the Draft OPA.

Yours very truly,  
Malone Given Parsons Ltd.

**Don Given, MCIP, RPP**

cc Haiqing Xu, Haiqing.xu@vaughan.ca  
Christina Bruce, christina.bruce@vaughan.ca  
Portage Conversion Landowners Group

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 2, 2023  
HPGI File: 16451

City of Vaughan Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Mr. Todd Coles, City Clerk**

**Re: Committee of the Whole Pubic Meeting, October 3, 2023  
Vaughan Official Plan Review (File PL-9550-16)  
Block 34 (West) Landowners Group Inc. (the "Group")  
Block 34W (the "Subject Lands")**

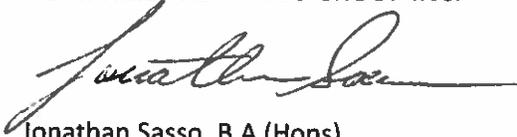
Humphries Planning Group represents the Block 34 (West) Landowners Group Inc. the owners of the lands legally known as Part of Lots 28, 29 and 30, Concession 5, located east of Weston Road, south of Kirby Road, north of Teston Road and West of the 400 Highway, in the City of Vaughan. In November 2022, coordinated Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the City of Vaughan to permit a comprehensive mixed-use development consisting a range and mix of uses including commercial, industrial, office and low-to-mid-rise residential buildings. The proposed development also features two stormwater management facilities, an integrated trail system and a variety of parks and open space elements located within portions of the Greenbelt Plan. Notices of Complete Applications were issued by Development Planning on December 16, 2022. A Statutory Public Meeting respecting the applications was held on February 28, 2023.

The City of Vaughan initiated its Official Plan Review on October 13, 2021. The Official Plan Review is required to update the Vaughan Official Plan, 2010 to maintain conformity with the York Region Official Plan and Provincial plans, policies and legislation. The comprehensive update to the Vaughan Official Plan will be delivered through two separate amendments: Part A and Part B. The draft Part A Official Plan Amendment deals solely with conformity to Provincial and Regional policy and Provincial legislation. In September 2023, the draft City of Vaughan Official Plan (the 'VOP') was released to the public for review and comment and represents Part A of the Official Plan Amendment. It is our understanding that the deadline for written comments respecting the draft VOP is October 2, 2023 in advance of the Statutory Public Meeting for Part A of the Official Plan Amendment.

We have reviewed the draft VOP in detail including the newly proposed mapping, and policies and wish to ensure that, in general, our client's applications will continue to be evaluated and considered against the policy documents - including the current Vaughan Official Plan (2010)

schedules and policies which were in place at the date of the application. Further, on behalf of the Group, we request to be notified concerning the City's Official Plan Review including any and all future Council/Committee meetings, community meetings and consultation as well as the release of any future amendments to the VOP.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to read 'Jonathan Sasso', written over a horizontal line.

Jonathan Sasso, B.A (Hons)  
Senior Planner

cc: Rosemarie Humphries, HPGI  
Block 34 (West) Landowners Group Inc.

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October 2, 2023

MGP File: 16-2539

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Via Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mayor and Members of Council:

**RE: Official Plan Review: Proposed Part A Official Plan Amendment  
October 3, 2023 Committee of the Whole (Public Meeting) - Item 4.2  
Block 60 East Landowners Group, City of Vaughan**

Malone Given Parsons Ltd. is the Planning Consultant for the Block 60 East Landowners Group, who own approximately 110 gross hectares of land west of Hwy 27 and south of Major MacKenzie Drive, within the City of Vaughan.

Block 60 made its third block plan submission (City File BL.60E.2018) in February of 2023. The Master Environmental Servicing Study (MESP) and Block Plan have been subject to reviews by City and commenting agencies, including the Toronto and Region Conservation Authority with respect to the natural environment.

We understand that the purpose of this update is to bring the City's OP Schedules into conformity with the Maps of the Region's 2022 Official Plan and that further changes will occur before final approval of the City's 2024 Official Plan (OP).

On behalf of the Landowners Group, we have reviewed the Proposed Part A Official Plan Amendment Schedules and have the following comments:

**Schedule 2** shows a watercourse running north-south within the property connecting to East Robinson Creek. See Figure 1. A portion of the watercourse is shown in green as a Core Feature and should be removed from the schedule.

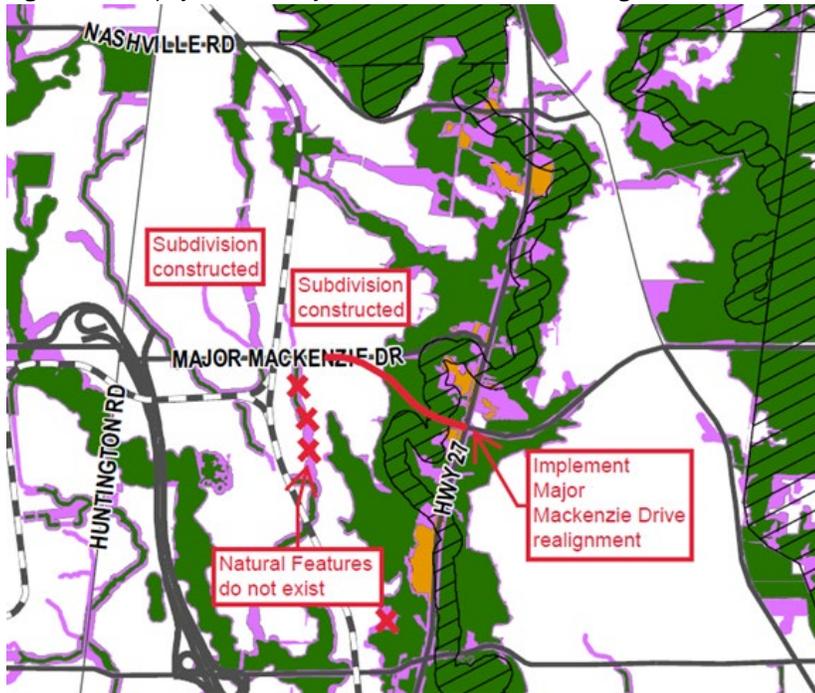
The Region's Map 4 shows the feature as a permanent or intermittent stream, and it is not shown in any other Map in the Region's 2022 OP. Major Mackenzie Drive has been reconstructed in this area. There is no Core Feature south of the realigned road as demonstrated in the Block Plan's MESP and presumably was demonstrated in other studies prior to the realignment of Major Mackenzie Drive.

It would be our preference that Schedule 2 be ultimately updated to remove the pink-toned features (To be Determined Through Future Development) in this area as well. The lands north of Major Mackenzie have already been developed, and the Block 60 East environmental features have already been determined through the Block Plan studies. The features and associated buffers should conform with the approved plans.

**All Schedules** are missing the realigned Major Mackenzie Drive from east of the CP railway line to Highway 27. This section of road opened around the same time as the Hwy 427 extension (which is shown as existing on the schedules). The realigned road should be added to the schedules to provide context to the surrounding area and features.

We note that the realigned Major Mackenzie Drive is shown in Map 9A, Map 10, and Map 11 in the Region's OP. The City's Schedules should provide more accurate detail.

Figure 1: Excerpt from the Draft Schedule 2- Natural Heritage Network



Source: City of Vaughan Official Plan Review- Draft Schedule 2, Natural Heritage Network

We thank you for the opportunity to provide input on the Proposed Part A Official Plan Amendment and look forward to working with Staff through the process. We reserve the right to provide additional comments prior to final adoption and approval of the updated Vaughan Official Plan, as we continue to review the proposed amendments.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170, ext. 115.

Yours very truly,

Malone Given Parsons Ltd.

  
Joan MacIntyre, MCIP, RPP  
Principal



Project No. 20188

October 2, 2023

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

*Delivered by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)*

Dear Sir/Madame,

**Re: Vaughan Official Plan Review: File PL-9550-16  
Part A Official Plan Amendment  
177 Whitmore Road, Vaughan – Kingsmoor Developments Inc.**

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We are planning consultants for Kingsmoor Developments Inc., owners of lands municipally known as 177 Whitmore Road and located at southeast corner of Highway 7 and Whitmore Road in Vaughan (the “**subject site**” or “**subject lands**”).

The subject lands are located within the Weston 7 Secondary Plan area and are approximately 11,617 square metres (1.16 hectares) in size, with frontage of approximately 113 metres along Whitmore Road and approximately 73 metres along Highway 7 and Wings Road. Currently, the subject site is occupied by a 1-storey commercial building with associated surface parking.

Applications for Official Plan and Zoning By-law Amendment were submitted for the subject lands in December 2021, followed by an application for Site Plan Approval on March 21, 2022, to facilitate the development of the subject lands as a high-rise, mixed-use and transit-oriented block within the Weston 7 Secondary Plan area. Draft Weston 7 Secondary Plan policies were released on August 31, 2023 and we subsequently submitted a letter on behalf of Kingsmoor Developments Inc., providing comments thereon on September 13, 2023.

We understand that the City is now undertaking an update to the City’s Official Plan (“**VOP 2010**”) in two parts. The scope of this letter relates to the draft Part A Official Plan Amendment, which deals solely with conformity to Provincial policies, plans and legislation and the York Region Official Plan.

The purpose of this letter is to respond to the draft Part A OPA policies and schedules released by the City. The following represents our understanding of the planning policy framework as it applies to the subject lands and more generally, to the City of Vaughan as a whole. Further commentary regarding the Part B OPA will be provided at a later date, once released.

### **Commentary on Draft Part A OPA**

We have reviewed the draft Part A OPA text and schedules and offer the following general comments:

#### **1. Section 2.2.8 - Phasing Growth**

It is acknowledged that there are capacity constraints within the City of Vaughan that must be overcome before the City can grow as intended. Given the infrastructure limitations in the City, there is a high degree of uncertainty in development timing for landowners.

The draft Part A OPA policies establish that the allocation of growth must be strategically phased, and that certain areas have the capacity to play a more significant and immediate role in accommodating short term growth and intensification, such as development within the Vaughan Metropolitan Centre and along Highway 7, proceeding first (Section 2.2.8).

Growth within the City's Strategic Growth Areas is intended to be prioritized based on properties and/or development meeting certain criteria such as proximity to public transit, sufficient drinking water and wastewater servicing capacity, availability of publicly funded educational facilities, existing and diverse retail services, and community services (Policy 2.2.8.2). Similarly, draft Part A OPA policies relating to municipal services establish that development should be sequenced in an orderly way, coordinated with water, wastewater and transportation capacity, residential and non-residential development thresholds, the provision of human services, community facilities and other infrastructure. (Policy 8.2.1.3).

We agree with the direction of the draft Part A OPA policies to appropriately phase growth in a manner that ensures new development is viable and contributes to the creation of a complete community, and further follows the Strategic Growth Area hierarchy established by the VOP 2010. However, we are concerned that the

policies, as drafted, could be interpreted to establish a preferential timeline for development to proceed in certain areas of the City over others. We recommend that the draft Part A OPA policies be updated to recognize that development can and should occur simultaneously in other areas of the City, including *Primary Centres* and key intensification areas.

Further, we recommend that the draft Part A OPA text acknowledge the ability for landowners to front-end finance and/or undertake full coordination and construction of upgrading infrastructure in the City to allow development to proceed in an orderly fashion, pursuant to Section 44 of the Development Charges Act. Consideration should also be given to ensuring that upgrades to community amenities secured through development agreements are considered, instead of relying on them being readily available prior to development commencing.

Finally, we recommend that the draft Part A OPA policies acknowledge the ability of the City of Vaughan to complete an Area-Specific Development Charge study, in accordance with the Development Charges Act (1997) and associated regulations, and subsequent update to the City's Development Charge By-law, for new or existing Secondary Plan areas. The policies should further address the timeline for the preparation and completion of such an Area-Specific Development Charge study.

## **2. Transition Policies**

We identify that the draft Part A OPA policies do not address transition, particularly as they relate to the application of the new Official Plan to lands that have active, ongoing development applications or appeals. Although this may be occurring through the Part B OPA process, we feel that it is important to bring this to light at this time to ensure that ongoing development applications are considered going forward.

### **Concluding Thoughts**

We appreciate the opportunity to review and provide feedback on the draft Part A OPA policies, and the City's timeline to have a final report brought forward to City of Vaughan Council in November 2023. We respectfully request that these comments be given due consideration through the entirety of the Vaughan Official Plan review process.

We look forward to working with you going forward. Please contact the undersigned or Sara Gregory of our offices should you have any questions or comments.

Respectfully Submitted,  
**Bousfields Inc.**



David Falletta , MCIP, RPP

cc: *F. Filipetto, City of Vaughan*  
*G. DiMartino/J. Baldassarra/J.Pica, Kingsmoor Developments Inc.*  
*P. DeMelo, KSLLP*

**From:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
**Subject:** FW: [External] RE: UPDATE - VAUGHAN OP REVIEW - DRAFT PLAN  
**Date:** October-04-23 9:01:08 AM

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**From:** Salman Noor Ali <[SNoorAli@morguard.com](mailto:SNoorAli@morguard.com)>  
**Sent:** Tuesday, October 03, 2023 1:31 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Christine Cote <[CCote@morguard.com](mailto:CCote@morguard.com)>; Mark Bradley <[MBradley@morguard.com](mailto:MBradley@morguard.com)>  
**Subject:** [External] RE: UPDATE - VAUGHAN OP REVIEW - DRAFT PLAN

Good afternoon,

We represent the property owners for 7600 Weston Rd and 7120 Yonge St in the City of Vaughan. We have reviewed the draft update to Part A of the Official Plan and request the following clarifications:

1. Policy 2.2.1.1(d) and Policy 2.2.5 establish a hierarchy that applies to the two properties referenced above. Schedule 1A shows these sites along Highway 7 and along Yonge St as being parts of a Primary Centre but they should also be identified as within a Regional Intensification Corridor as per the Region's OP. We question whether or not there should be an overlap on the mapping.
2. Schedules 8, 9, and 13 are referenced but not included. We presume this is because they have not changed. Please confirm.
3. In Policy 10.2.2.2 – Definitions (page 359), please advise if the definition of "Affordable" is consistent with what is used by other municipalities in York Region. Alternatively, please advise if this will be further updated given the Province's recent release of a new definition for Affordable Housing.

We will also be engaged with BILD in their review of the policy and may have additional comments arising from that review.

We look forward to continuing collaboration with the City of Vaughan.

Thank you,

**SALMAN NOOR ALI**  
**Director, Development**  
55 City Centre Drive, Suite 1000  
Mississauga, Ontario L5B 1M3

D 905-281-5936  
M 647-897-1064  
T 905-281-3800  
F 905-281-1800  
E [snoorali@morguard.com](mailto:snoorali@morguard.com)

[www.morguard.com](http://www.morguard.com)



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**From:** [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca) <[oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)>

**Sent:** Wednesday, September 20, 2023 12:15 PM

**To:** [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)

**Subject:** Vaughan Official Plan Review: Public Notice for Public Open House and Statutory Public Meeting

**The City of Vaughan has released the Part A Official Plan Amendment for the Official Plan Review!**

The Part A Official Plan Amendment is scoped to only include updates to bring the Vaughan Official Plan 2010 into conformity with updated Provincial policies, plans and legislation, and the York Region Official Plan 2022. Feedback received to-date, including background research and best-practices will be fulsomely addressed in the Part B Official Plan Amendment that is targeted for adoption in late March 2024. The Part A Official Plan Amendment can be reviewed on the project's engagement website, [www.forwardvaughan.ca](http://www.forwardvaughan.ca).

Want to learn more about what changes are being proposed? Have questions about what the updated Plan will include? Interested to know when it's being approved?

**An Open House is scheduled for Tuesday, Sept. 26 where you can speak to the project team updating the Vaughan Official Plan! A Statutory Public Meeting will follow the Open House and will be held on Tuesday, Oct. 3:**

- Public Notice for Public Open House – [click here](#)
- Public Notice for Statutory Public Meeting – [click here](#)

Further details such as time and location can also be found below:

**Public Open House**

Want to learn more about the Official Plan Review? Attend the Official Plan Review Open

House on Sept. 26 to speak to City planners updating the Vaughan Official Plan. Here are the details:

Location: Maple Community Centre (10190 Keele St.)

Time: Any time from 4 p.m. to 7 p.m.

**Public Meeting**

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The City of Vaughan will be hosting a Public Meeting for the Part A Official Plan Amendment on Oct. 3. Here are the details:

Location: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive

Time: 7 p.m.

Thank you for your continued interest in Vaughan's Official Plan Review!

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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**

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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.

File: 213150  
October 3, 2023  
Keeleview Centre Holdings Ltd.  
7575 & 7577 Keele St  
City of Vaughan, Region of York

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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](mailto: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](mailto:Todd.Coles@vaughan.ca)  
c: client

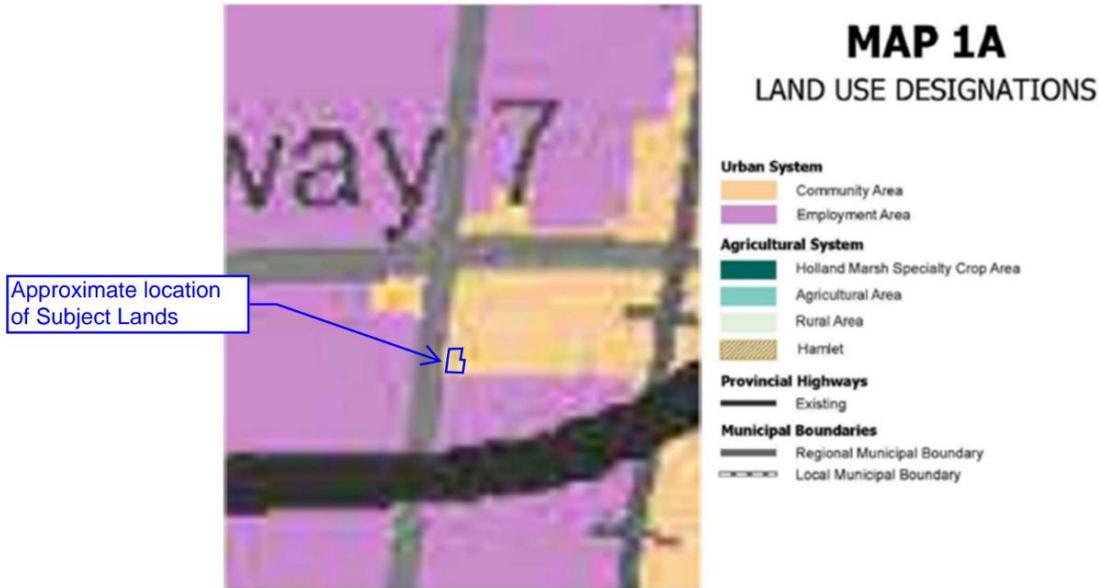


Figure 1: Approximate location of subject lands shown on YROP (2022) – Map 1A (Land Use Designations) (Office Consolidation June 2023).

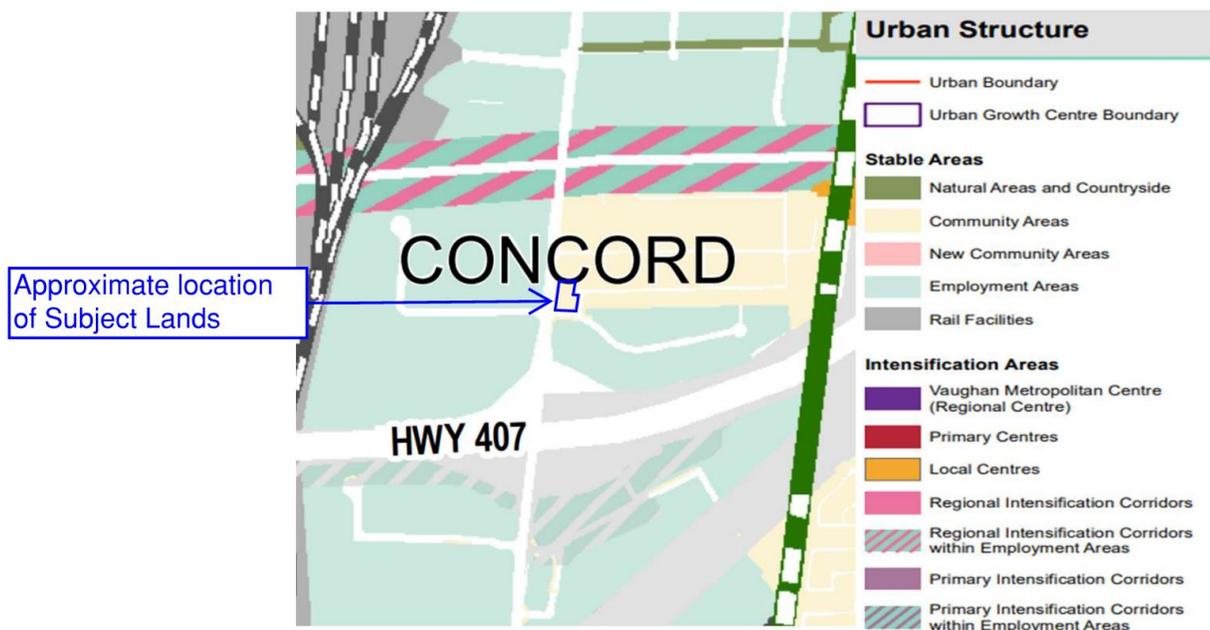


Figure 2: Approximate location of subject lands shown on VOP (2020 Office Consolidation) Schedule 1 – Urban Structure (December 2021).

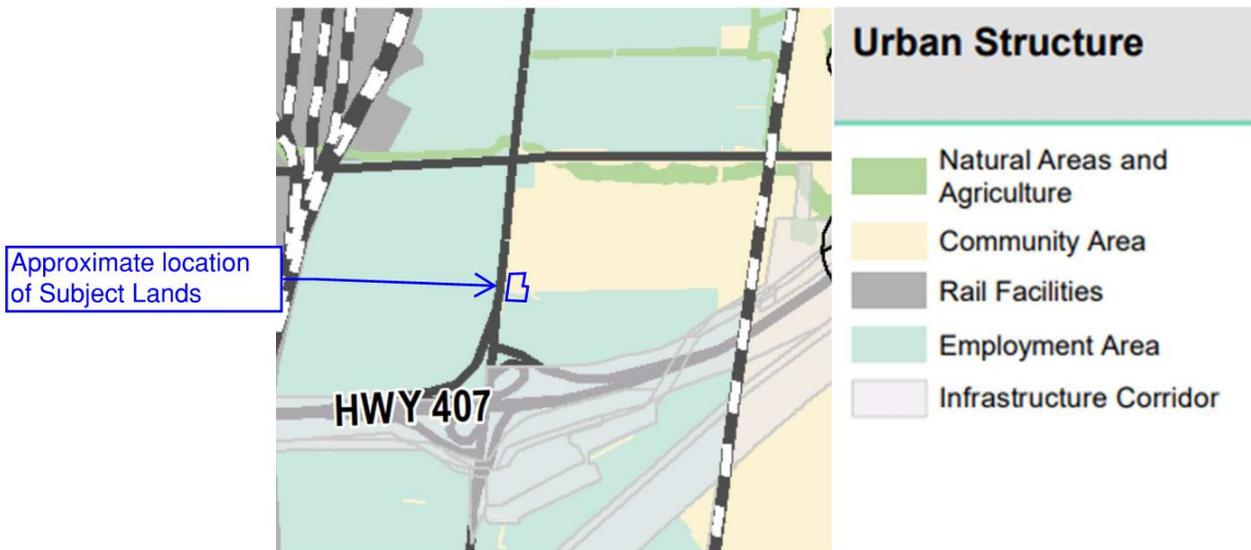


Figure 3: Approximate location of subject lands shown on draft VOP (September 2023) Schedule 1 – Urban Structure (August 2023).

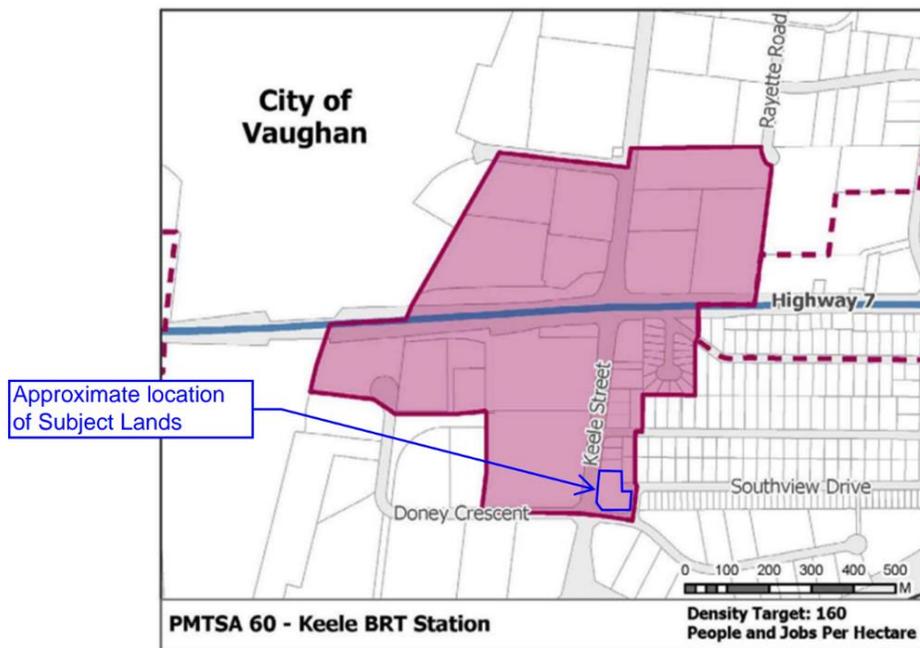


Figure 4: Appendix 2: York Region Major Transit Station Areas (MTSAs) (Protected Major Transit Station Areas (PMTSA))

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] RE: Portage Conversion Landowners Group Comments on OP Review: Part A OPA  
**Date:** October-05-23 12:12:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

**From:** Catalina Cardenas <[ccardenas@mgp.ca](mailto:ccardenas@mgp.ca)>  
**Sent:** Thursday, October 05, 2023 11:35 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)  
**Cc:** Allyssa Hrynyk <[ahrynyk@mgp.ca](mailto:ahrynyk@mgp.ca)>; Don Given <[DGiven@mgp.ca](mailto:DGiven@mgp.ca)>; Christina Bruce <[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>  
**Subject:** [External] RE: Portage Conversion Landowners Group Comments on OP Review: Part A OPA

Hello,

In review of the materials for the presentation regarding this item, can you clarify that Part A of the OPA is planned to be adopted by Council in Q4/ November 14 2023?  
Slide 9 of the presentation says Q4 2024.



Thank you,

Catalina Cardenas  
Planner



140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada [www.mgp.ca](http://www.mgp.ca)  
T: 1.905.513.0170 x179

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**From:** Catalina Cardenas

**Sent:** Monday, October 2, 2023 1:50 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)

**Cc:** Allyssa Hrynyk <[ahrynyk@mgp.ca](mailto:ahrynyk@mgp.ca)>; Don Given <[DGiven@mgp.ca](mailto:DGiven@mgp.ca)>; Christina Bruce <[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)>; [Haqing.Xu@vaughan.ca](mailto:Haqing.Xu@vaughan.ca)

**Subject:** Portage Conversion Landowners Group Comments on OP Review: Part A OPA

Hello,

On behalf of the Portage Conversion Landowners Group, we wish to submit comments related to Item 4.1 – Official Plan Review: Proposed Part A Official Plan Amendment, to be presented at the October 3<sup>rd</sup> Public Meeting.

Please confirm receipt of this email.

Catalina Cardenas  
Planner



140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada [www.mgp.ca](http://www.mgp.ca)  
T: 1.905.513.0170 x179

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## R WALTERS PLANNING

Land Use & Development Planning

**C9**

**Communication**

**Council – October 17, 2023**

**CW(PM) – Report No. 40 Item No. 2**

VIA EMAIL

October 3, 2023

Mayor & Members of Council  
Vaughan City Hall  
2141 Major MacKenzie Drive  
Vaughan ON  
L6A 1T1

**Re: City of Vaughan Official Plan Review – Part A  
233 Four Valley Drive & 1040-1080 Edgeley Boulevard  
Southwest Quadrant of Bass Pro Mills Drive & Edgeley Boulevard**

R Walters Planning is the planning consultant for The Typhon Group Ltd., the owner of the above-cited lands in the southwest quadrant of Bass Pro Mills Drive and Edgeley Boulevard (“subject site”). This letter is in response to the City’s recent release of the draft Part A Schedules and Text as part of its Official Plan Review.

By way of history, on May 27, 2020, City Council approved the owner’s request for an employment conversion of the subject lands which would allow for their redesignation from General Employment to a residential designation allowing higher density residential use. On October 22, 2020, as part of the Region of York’s Municipal Comprehensive Review, Regional Council approved an employment conversion of the subject site. Hence, the Region’s new Official Plan which was approved by the Minister of Municipal Affairs and Housing in November 2022, designated the subject site as Community Area on Map 1A and not Employment Area, and the site was also excluded from the Employment Area Zones and Densities in Appendix 1 of the Regional Official Plan.

In reviewing the City’s draft Part A Schedules and Text for its new Official Plan, we have the following comments/requests (see subject site identified on attached schedules with blue arrow):

1. Schedule 1 – Urban Structure designates the subject site Employment Area. Please amend this designation to Community Area so that it conforms to the Regional Official Plan as required by Section 27(1) of the *Planning Act* and allows the site to develop for higher density residential use. We acknowledge that the site has been excluded from the Regional Employment Areas and Densities in Appendix 1 of the draft Official Plan.

2. Please amend Schedule 1A – Strategic Growth Areas to include the subject site within the Primary Centres designation. Lands to the north of the subject site, bounded by Highway 400 on the west, Rutherford Road on the north, Jane Street on the east and Bass Pro Mills Drive on the south are designated Primary Centres on Schedule 1A and also designated Community Area on Schedule 1. The subject site should be recognized as part of the Primary Centres Strategic Growth Area to the north, so it can be developed for higher density residential use which will be compatible, complementary, and integrated with redevelopment on the north side of Bass Pro Mills Drive. Such a designation is also appropriate for the site to be included as part of the Vaughan Mills Secondary Plan. Not including the subject site as part of the Primary Centres will exclude it from an appropriate planning context and leave it surrounded by Employment Area lands to the west, south and east, and the Primary Centres to the north.
3. Our review indicates that while the Text of the draft Part A Official Plan provides policies for the detailed Land Use Designations in Section 9.2.2, that the draft Schedules for Part A do not include the mapping of where these designations will occur. We understand that Part B of the new Official Plan which is targeted for adoption in late March 2024 is to include updates beyond the provincial and regional conformity exercise which Part A is supposed to consider. However, should the subject site not be included within the Vaughan Mills Secondary Plan for some reason, we understand that one or more of the detailed designations in Section 9.2.2 would apply. In our opinion, it is not appropriate to consider these detailed designation policies in Part A without the mapped locations for same also being included in Part A. The appropriateness of the policies is affected by their applied locations and we may have concerns regarding the policies, depending on which one(s) could apply to the subject site.

Thank you for this opportunity to respond. Please include myself, Mr. Craig Mull of The Typhon Group Ltd., and Mr. Mark Bristoll of Ollie Switch Developments in all future notices and consultations relating to the City's Official Plan Review.

Sincerely,



Robert Walters B.A., M.PL., MCIP, RPP  
Principal

- c. Craig Mull, CEO, The Typhon Group Ltd. #110,  
5409 Eglinton Avenue West, Etobicoke, ON, M9C 5K6

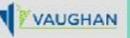
Mark Bristoll, The Typhon Group Ltd., c/o Ollie Switch Developments  
442 Woburn Ave., Toronto, ON, M5M 1L7

Haiqing Xu, Deputy City Manager, Planning & Growth

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

DRAFT

SCHEDULE 1

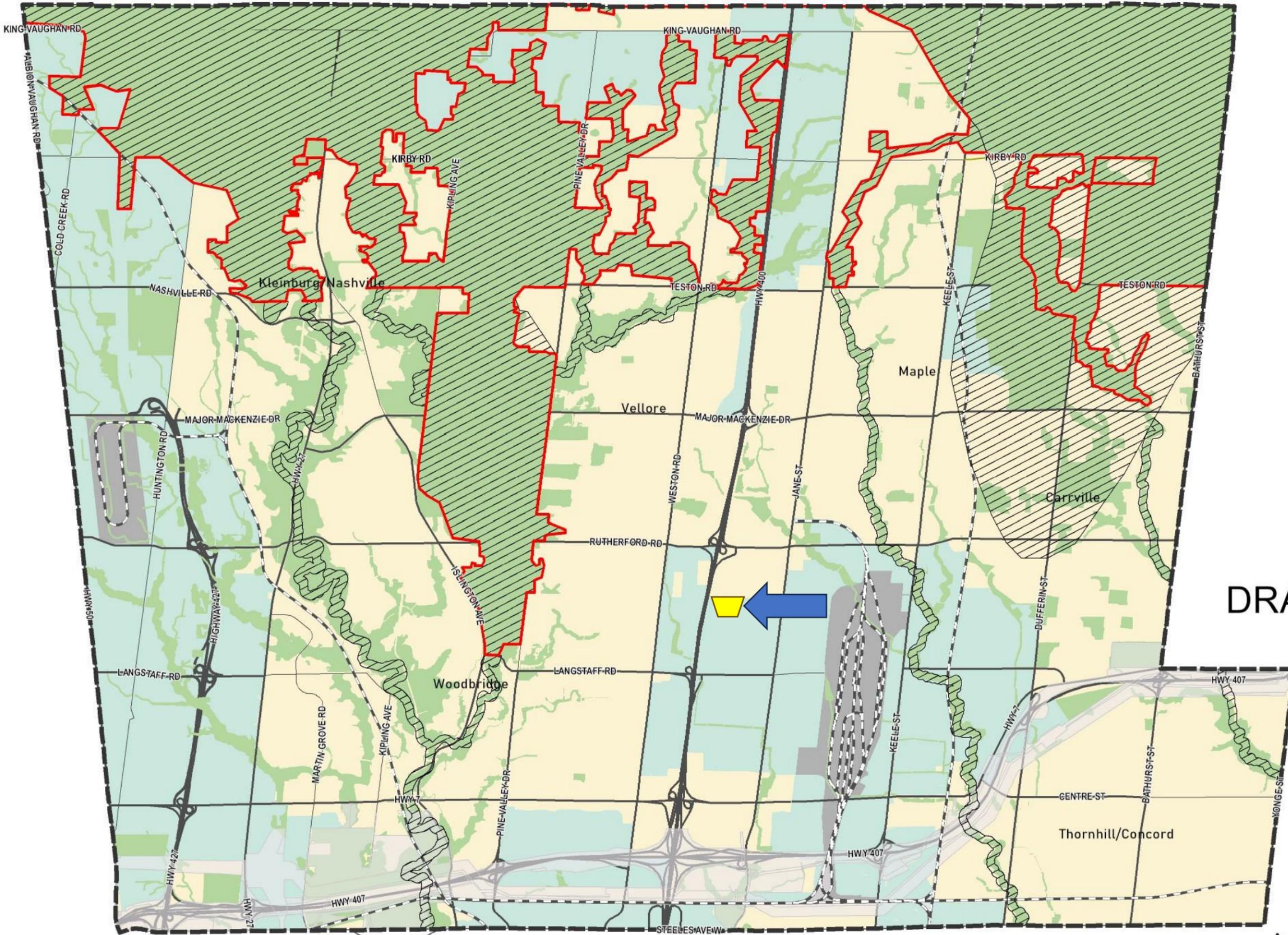


Urban Structure

- Natural Areas and Agriculture
- Community Area
- Rail Facilities
- Employment Area
- Infrastructure Corridor

Base Map Features

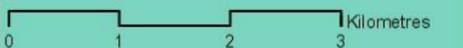
- Municipal Boundary
- Urban Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
- Railway
- Roads



DRAFT

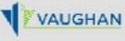
<sup>1</sup> See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.

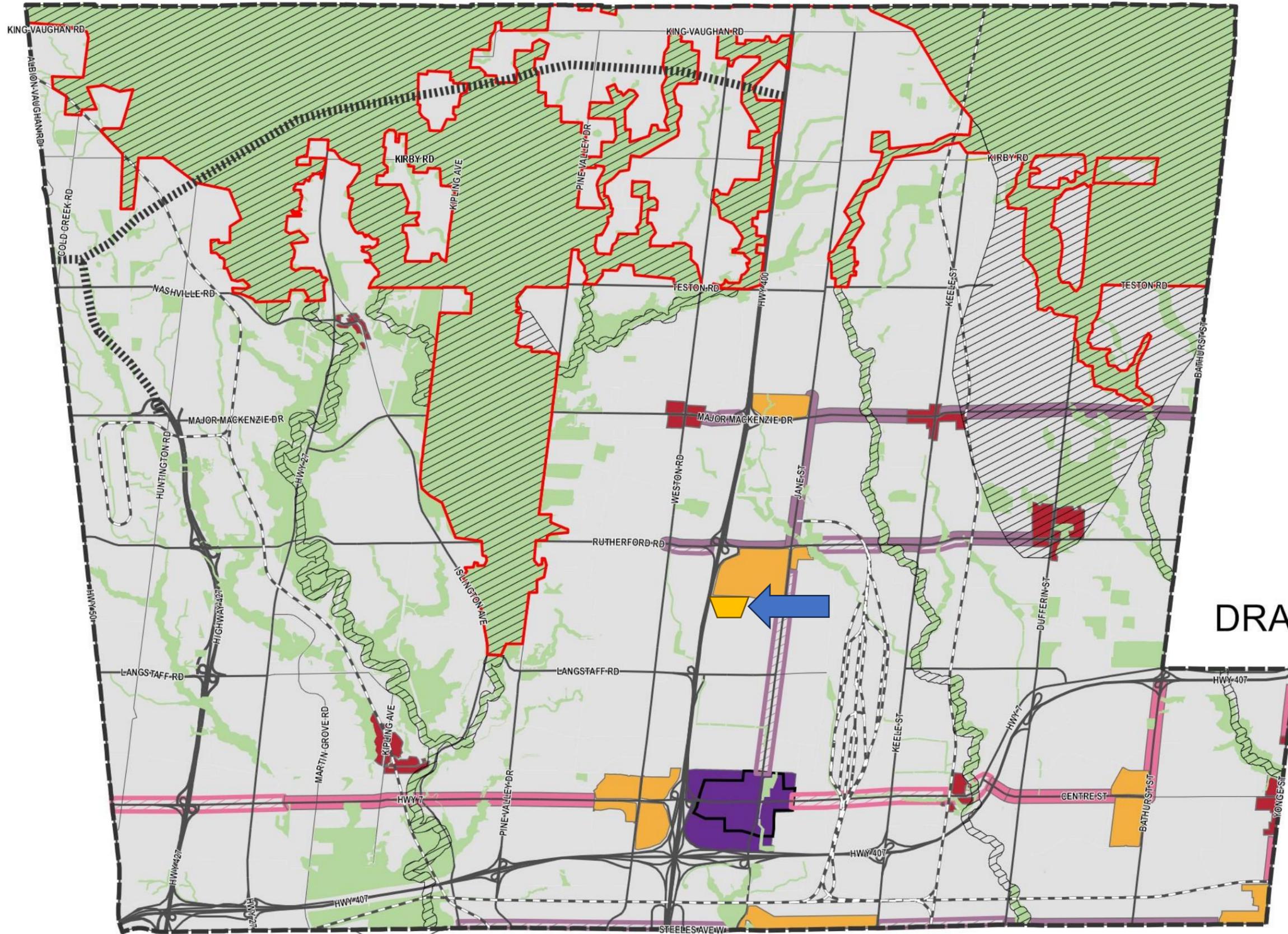
August 2023



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DRAFT

**SCHEDULE 1A**   
**Strategic Growth Areas**

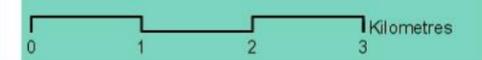


DRAFT

-  Urban Growth Centre
-  Vaughan Metropolitan Centre
-  Regional Intensification Corridor
-  Regional Intensification Corridor within Employment Areas
-  Primary Centres
-  Local Centres
-  Primary Intensification Corridor
-  Primary Intensification Corridor within Employment Areas
-  Potential Freeway
- Base Map Features**
-  Municipal Boundary
-  Urban Boundary
-  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
-  Natural Area and Agriculture
-  Railway
-  Roads

<sup>1</sup> See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.

August 2023



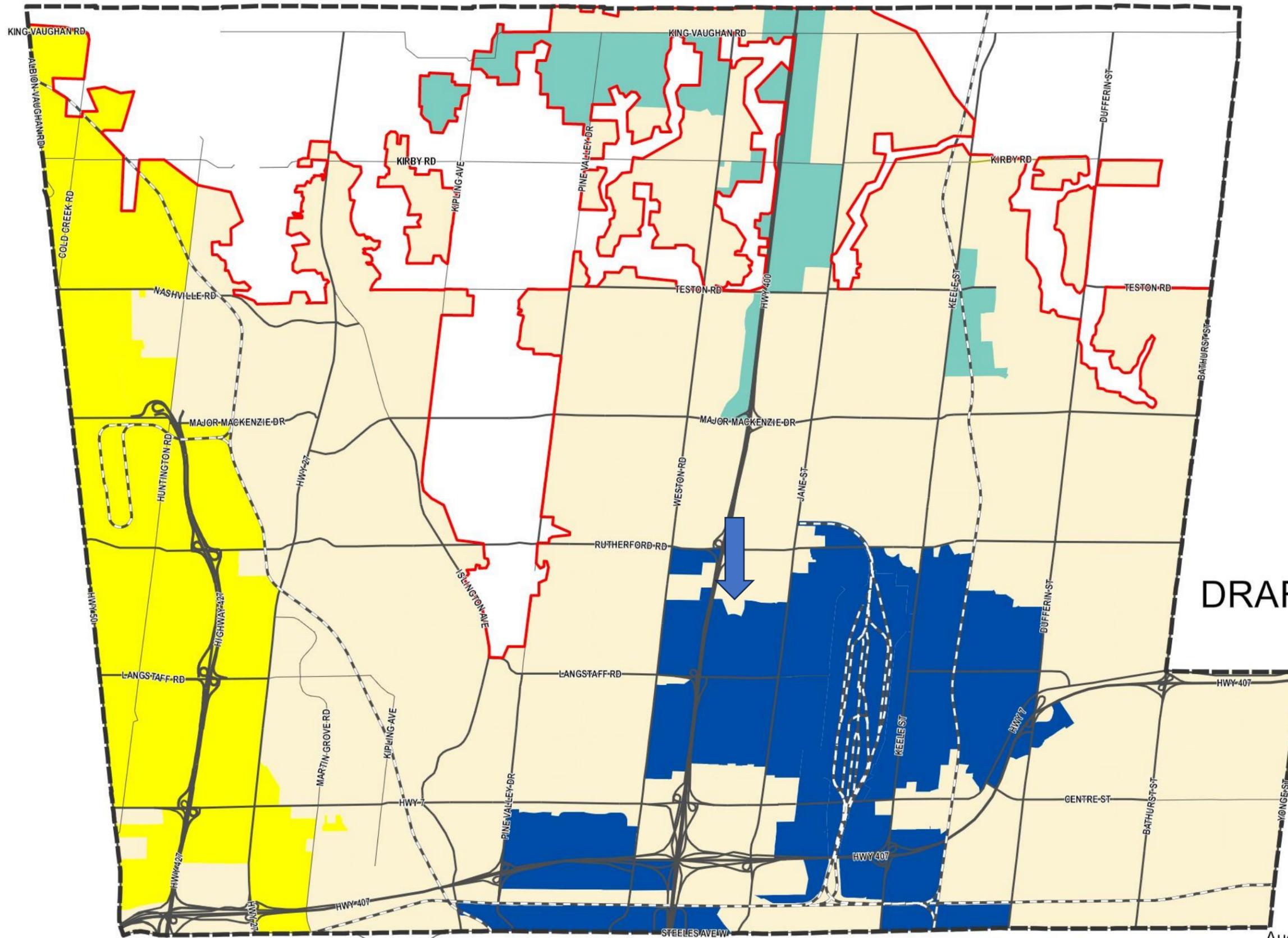
The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

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APPENDIX 1  
Regional Employment  
Areas and Densities

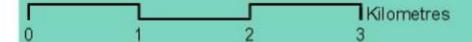
- Urban Area
  - Highway 400 North
  - Highway 400 and 407
  - West Vaughan
- Base Map Features**
- Municipal Boundary
  - Urban Boundary
  - Railway
  - Roads

Regional Employment Areas	Density Target (Developable Area Jobs/Ha)
Highway 400 North	55
Highway 400 and 407	70
West Vaughan	30



DRAFT

August 2023



October 12, 2023

**BY EMAIL ([clerks@vaughan.ca](mailto:clerks@vaughan.ca)) & REGULAR MAIL**

Vaughan City Hall  
Office of the City Clerk  
2141 Major Mackenzie Drive, Level 100  
Vaughan, Ontario  
L6A 1T1

Attn: Mr. T. Coles, MCIP, RPP, City Clerk

**Re: 20 Roysun Road - Co-Mart Holdings Ltd.**  
**Official Plan Amendment – File No. OP.21.027**  
**Zoning By-law Amendment - File No. Z.21.056**  
**City of Vaughan**  
**Our file: 1711-23**

We are planning consultants writing on behalf of NAPCO - Royal Building Products ('NAPCO-Royal'), a Westlake Company. The NAPCO-Royal pipe manufacturing business is located at 101, 131 and 155 Regalcrest Court, where 20 Roysun Road is located to the east. As a long-standing and established manufacturing firm, we continue to monitor all land use changes in the vicinity that may pose future concern.

The Provincial Ministry of the Environment and Climate Change ('MOECC') - "*Environmental Noise Guideline, Stationary and Transportation Sources - Approval And Planning*" (publication 'NPC-300') guides municipalities and proponents of development. New Class 4 areas are provided to facilitate urban intensification and/or areas of redevelopment with nearby potentially noise sensitive and noise producing land uses.

NPC-300 has been designed to support the *Planning Act* and the Provincial Policy Statement, 2020, as well as the Environmental Guideline D-1 "Land Use Compatibility", etc. The value of a Class 4 area is a general relaxation of sound measurement limits by increasing the sound level limits to be applied to support higher noise level limits, such as those associated with industry, urban intensification which affect sensitive land uses.



NPC-300 affirms the responsibility of 'proponents of a new noise sensitive land uses' ... to ensure compliance with the applicable sound level limits and for these responsibilities to be reflected in land use planning decisions. The proponent's responsibilities include, but are not limited to:

- *determining the feasibility of the project;*
- *assessing outdoor and indoor acoustical environments, as appropriate;*
- *investigation of feasible means of noise impact mitigation;*
- *ensuring that the required noise control measures are incorporated into the development, and; (5) describing the technical details, and clarifying the responsibility for the implementation and maintenance, of the required noise control measures.*

This means that a proponent of a new noise sensitive land use bears responsibility for proposals that are to be located near land uses generating noise as part of their industrial operations, per planned functions, as an existing, lawfully established stationary noise sources.

Introducing new noise sensitive land use, such as Roysun Road, has the potential to be a limiting factor to existing and future industrial activities, particularly where Environment Compliance Approval (ECA) may be sought to support industrial activities. In this case, Acoustic Assessment Reports, Audits and Noise Abatement Action Plans are potentially required which increases costs, processing time and this may compromise the issuance of a required ECA for the industrial or commercial facilities to function and/or expand activities where noise is a by-product of operations. An ECA is used for enforcement of noise excesses, and used to manage complaints to the MOECC, or through the City of Vaughan's municipal noise bylaw enforcement.

How has the City of Vaughan taken NPC-300 (Class 4) into consideration for this proposal?

Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee of the Whole and Council Agenda related items, and any Council decision or actions on the above captioned matter. Thank-you in advance for your co-operation.

Yours truly,  
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP  
/la\_1711ltr.NAPCO-Royal.Oct.12.2023

cc. Ms. R. Roach, Planner, City of Vaughan ([rebecca.roach@vaughan.ca](mailto:rebecca.roach@vaughan.ca))  
cc. client  
cc. Miller Thomson LLP

POUND & STEWART ASSOCIATES LIMITED





C11

Communication

Council – October 17, 2023

CW(1) – Report No. 39 Item No. 1

**DATE:** October 13, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE: COMMUNICATION – COUNCIL, October 17, 2023**

**REPORT NO. 39, ITEM #1**

**ISLINGTON M.D. DEVELOPMENTS INC & 7040 ISLINGTON M.D.  
DEVELOPMENTS INC.  
7034 & 7040 ISLINGTON AVENUE  
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

---

### **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT Table 1 - "Proposed Amendments to VOP 2010" of Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole, be deleted and replaced with the Attachment 1 attached hereto, to correct an inadvertent omission with respect to a VOP 2010 amendment to the minimum tower setback from the front (east) property line.

### **Background**

The Development Planning Department inadvertently omitted the proposed VOP 2010 amendment of 9.2 m for the tower setback from the front (east) property line in Table 1 – "Proposed Amendments to VOP 2010" to Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole. On this basis, the revised Table 1, attached hereto to this Communication, includes the additional amendment (redlined), and should replace the original Table 1.

For more information, contact Mark Antoine, Senior Manager of Development Planning, Extension 8212.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

Attachments

1. Table 1 – Proposed Amendments to VOP 2010

Table 1: Proposed Amendments to VOP 2010

	<b>Applicable Official Plan Policy</b>	<b>VOP 2010 Policy Requirement</b>	<b>Proposed Amendments to VOP 2010</b>
a.	Schedule 13 - Land Use Designation	“Mid-Rise Mixed-Use” and “Natural Areas”	“High-Rise Mixed-Use” and “Natural Areas”
b.	Schedule 13 – Maximum Density (FSI)	2.5 FSI	Permit a maximum FSI of 8.3 with 5.73 dedicated to residential uses and the remaining 2.57 dedicated to non-residential uses including above grade parking and commercial uses at grade
c.	Schedule 13 – Maximum Building Height	8 storeys	28 storeys
d.	Policy 3.2.3.4 a) – Minimum Vegetation Protection Zone	10 m from valley corridor	7 m from valley corridor
e.	Schedule 2 – Natural Heritage Network	“Unapproved” natural features are identified on the Subject Lands	Amend Schedule 2 to remove the “Unapproved” natural features and add them to the “Core Features” overlay
f.	Map 13.12 and Policy 13.12.1.1.a) - Steeles/Islington Avenues Services Review Area	The Subject Lands require a services review to address matters such as the availability of parkland and other services as may be determined, prior to the development of the first site for residential purposes in this quadrant and be considered in the review of all development applications in this area	Amend Map 13.12 to identify the site-specific amendments for the Subject Lands as identified in this table and create a site-specific amendment to this policy to absolve the Subject Lands need for further study of the availability of parkland or other services.

g.	Policy 9.2.3.6.d.ii)	Minimum tower setback of 15 m from the property line	Permit a minimum tower setback of 9.2 m from the front (east) property line (after road widenings are conveyed to the Region of York) and 12.5 m from the north and south property lines.
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**DATE:** October 16, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE: COMMUNICATION – COUNCIL  
REPORT NO. 39, ITEM #2  
CO-MART HOLDINGS LTD.  
20 ROYSUN ROAD  
VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

---

### **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT Attachment 8 (Table 1) - “Zoning Exceptions to Zoning By-law 001-2021” of Report No. 39, Item #2 of the October 3, 2023, Committee of the Whole, be deleted and replaced with Attachment 1 attached hereto, to correct an inadvertent omission with respect to an amendment to Zoning By-law 001-2021, for the maximum outdoor amenity area that can be located on a rooftop or terrace.
- b) THAT Recommendation 3 of Report No. 39, Item #2 of the October 3, 2023, Committee of the Whole, be revised to include the following Holding (“H”) condition:
  - e. The Owner shall provide a revised Noise Feasibility Study to the satisfaction of the Development Engineering Department that includes an assessment of additional nearby industrial lands uses, including but not limited to: the NAPCO-Royal Building Products (Westlake company) located along Regalcrest Court, to ensure compatibility with adjacent industrial land uses and confirm whether a Class 4 Acoustical designation is necessary for the Subject Lands.

Should the revised Noise Feasibility Study recommend the need for a Class 4 Acoustical designation for the Subject Lands, the City shall require the report be peer reviewed. The Owner will be responsible for paying the applicable peer review fees, in accordance with the City’s Fees and Charges By-law.

If following the City’s peer review, it is determined that a Class 4 Acoustical designation is required for the Subject Lands, the Owner shall pay the surcharge fee in accordance with the City’s Fees and Charges By-

law, to amend the City's Noise By-law to recognize the Class 4 Acoustical designation for the Subject Lands.

## **Background**

The Development Planning Department inadvertently omitted the proposed zoning exception for the maximum outdoor amenity area that can be located on a rooftop or terrace, in Attachment 8 (Table 1) – “Zoning Exceptions to Zoning By-law 001-2021” to Report No. 39, Item #2 of the October 3, 2023, Committee of the Whole. On this basis, the revised Attachment 8 (Table 1), attached hereto to this Communication, includes the additional amendment (redlined), and should replace the original Table 1.

In addition, the City received a letter and email dated October 12, 2023 from Phil Stewart of Pound and Stewart Associates Limited on behalf of the NAPCO-Royal Pipe manufacturing business located on Regalcrest Court and raised concern regarding noise compatibility with their facilities that are located in proximity to the proposed residential development. Based upon a review of this correspondence and further review of the Noise Feasibility Study that was submitted in support of the Applications, the Development Engineering Department recommends an additional Holding (“H”) condition be applied for the approval of Zoning By-law Amendment Application File Z.21.056, Recommendation 3 of Report No. 39, Item #2 of the October 3, 2023, Committee of the Whole. The "H" condition ensures that the applicant provides a revised Noise Feasibility Study that assesses additional noise impacts from surrounding industrial facilities and to determine if a Class 4 Acoustical designation is warranted for the Subject Lands, to the satisfaction of the Development Engineering Department.

For more information, contact Rebecca Roach, Planner of Development Planning, Extension 8626.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu  
Deputy City Manager, Planning and Growth Management

### Attachments

1. Attachment 8 (Table 1) – Zoning Exceptions to Zoning By-law 001-2021

**Attachment 8 (Table 1) – Zoning Exceptions to Zoning By-law 001-2021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement</b>
a.	Definition of Front Lot Line	In the case of a corner lot with two street lines of equal lengths, or a through lot, the lot line that abuts the wider road or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line. In the case of both roads being under the same jurisdiction, or of the same width, the City may designate either street line as the front lot line	The front lot line shall be Roysun Road
b.	Permitted Uses	All uses listed for the MMU Zone (Table 8-2) of the comprehensive Zoning By-law	The development shall be restricted to the following uses: <ul style="list-style-type: none"> <li>• Apartment dwelling</li> <li>• Art studio</li> <li>• Financial institution</li> <li>• Business service</li> <li>• Office</li> <li>• Health and fitness centre</li> <li>• Clinic</li> <li>• Veterinary clinic</li> <li>• Pet care establishment</li> <li>• Pet services establishment</li> <li>• Community facility</li> <li>• Commercial school</li> <li>• Restaurant</li> <li>• Restaurant, take-out</li> <li>• Retail, convenience</li> <li>• Supermarket</li> <li>• Personal service</li> <li>• Retail</li> <li>• Day care centre</li> </ul>
c.	Minimum Exterior Side Yard Setback (Martin Grove Road)	5 m	3 m to intake or exhaust shaft

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement</b>
d.	Minimum Exterior Side Yard (Sovereign Court)	5 m	1.8 m to intake or exhaust shaft
e.	Minimum Rear Yard	7.5 m	3.6 m
f.	Podium & Tower Requirements	Minimum Podium Height – 10.5 m Maximum Podium Height – 20 m Minimum Tower Step-Back – 3 m Maximum Tower Floor Plate – 850 m <sup>2</sup> Minimum Tower Separation – 30 m	Maximum Podium Height – 22.5 m  Minimum Tower Step Back – 0 m  Maximum Tower Floor Plate – Shall not apply  Minimum Tower Separation – Shall not apply
g.	Tower Setback from any Rear and Interior Lot Line	12.5 m	9 m from the rear lot line 5 m from the interior lot line
h.	Minimum Street Wall Height	9 m	6 m
i.	Minimum Landscape Strip Abutting a Street	5 m	1.8 m
j.	Minimum Setback to Accessory Structure (Intake Shaft) to Underground Parking Garage	The accessory structure shall not be located in the exterior yard and shall have a minimum setback of 3.0 m from a street	An accessory structure (intake or exhaust shaft) may be located in an exterior yard and shall have a minimum setback of 1.8 m from a street
k.	Short-term Bicycle Parking Spaces within Sight Triangle	Short term bicycle parking spaces are not permitted within the sight triangle	Short term bicycle parking spaces shall be permitted within the sight triangle
l.	Build-to Zone	A 5 to 10 m build-to zone is required on a corner lot and shall apply to a minimum of 50% of the street frontage.	The build-to zone shall not apply with respect to Sovereign Court

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement</b>
m.	Loading Space	A minimum of 1 Type D loading space (for Residential Use) measuring at least 4 m width x 13 m length x 6.1 m vertical clearance and a minimum of 1 Type B loading space (for Non-Residential Uses) measuring at least 3.4 m width x 11 m length x 4 m vertical clearance are required	A consolidated Type B and D loading space shall be provided measuring 6 m width by 18 m length with a vertical clearance of 7.5 m
n.	Maximum Outdoor Amenity Area Percentage	A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace	A maximum of 140 m <sup>2</sup> of outdoor amenity space shall be accommodated on a rooftop or terrace