

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 2, 2023
HPGI File: 21715

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

Attn: Office of the City Clerk

Re: COW (1) Meeting – October 3, 2023
Item 6.4 – 11191 Keele St. GP Inc. – Zoning By-law Amendment & Draft Plan of
Subdivision
Files: Z.21.036 & 19T-21V007

Humphries Planning Group Inc. (HPGI) is the planning consultant for 11191 Keele St. GP Inc., the owner of the land located at 11191 Keele Street in the City of Vaughan. In advance of the Committee of the Whole (1) Meeting to occur on October 3, 2023, on behalf of our client, HPGI requests the following items of concern/revisions be corrected for the subject applications.

Attachment 1A) – City of Vaughan Conditions:

#17 - "The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City."

Clarification required if such condition is applicable, as it is understood that the condition noted above would be specific to developments that include public right-of-ways, whereas the subject development is a common element condominium.

#23 - "The Owner shall agree in the subdivision agreement to design, construct, and maintain an interim centralized watermain booster pump station for the Subject Lands until the ultimate City Pressure District 9 (PD9) infrastructure is commissioned and sufficient servicing capacity is available in northeast Vaughan, specifically in PD9. Once the necessary infrastructure is in place, the Owner shall decommission the interim watermain booster pump system and transition the water servicing for the Subject Lands to the ultimate condition."

**Discussions and Development Engineering review for water servicing is ongoing, as such, request that this condition be revised to conclude with the following:
“or any other suitable arrangement to the satisfaction of the City.”**

Development Charge Credit:

As it relates to DC credits for the watermain extension, which will serve the City's future park and ultimately will complete the City's PD9 system, thereby providing service to lands on the west side of Keele Street as well as an interconnection with the current PD8 dead-end in the industrial lands to the south. It is understood that these works are under consideration as part of the City's Integrated Urban Water Master Plan and will facilitate growth; accordingly, they should be eligible for DC credits. It is appreciated that the City may not be able to process the credit until these works are included in the DC By-law, although we believe that it would be appropriate for the City to confirm that these works would indeed qualify for the credit if and when such an inclusion were to occur. The solution for this site was developed with the City's master planning vision in mind noting that the original field testing and analysis for this site supported connection to the City's PD9 system). We therefore request that the item be corrected to allow for DC recoveries as may be applicable.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie L. Humphries', with a stylized, overlapping loop and a long horizontal stroke extending to the right.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc. 11191 Keele St. GP Inc.