



**WESTON
CONSULTING**

planning + urban design

COMMUNICATION C8

ITEM NO. 9

COMMITTEE OF THE WHOLE (2)

December 7, 2021

City of Vaughan
c/o Clerk for City of Vaughan
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

December 6, 2021
File 9497

Attn: Committee of the Whole Chair and Members

Dear Sirs and Madams,

**RE: 9929 Keele Street
Official Plan Amendment and Zoning By-law Amendment Applications
OP.20.016 & Z.20.043
Item 9.5 Heritage Vaughan Committee (Report No.7)**

Weston Consulting is the planning consultant for Sharewell Investments Inc./Trinity Point Developments, the landowner of 9929 Keele Street. The purpose of this written correspondence is to provide Committee of the Whole with the background information related to the above noted development applications and amendments to those applications that respond to City staff recommendations since the original application in December 2020. A resubmission of the applications will be provided to the City in the very near future.

Policy Planning Context

The subject property is designated for growth and intensification according to the hierarchy of land use planning policies. The Provincial Policy Statement and the Growth Plan directs that development should be directed towards built-up areas designated for growth, in proximity to transit and servicing infrastructure, and should support the development of complete communities. The development will support the provincial objective to provide for a mix and range of housing options and densities in support of a complete and healthy community.

Schedule 1: Urban Structure of the Vaughan Official Plan identifies the property as being within a *Local Centre*. Local Centres are intensification areas developed with a mix of housing types and tenures that are lower in scale and contain a more limited range of uses than other communities in the City of Vaughan. All Intensification Areas are to be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities, according to Section 2.2.1.2. Section 2.2.5.7 states that Local Centres should, “develop at densities supportive of planned or potential public transit, taking into account the local urban fabric of each Local Centre.” The proposed development is within 800 metres of the Maple GO Station MTSA and is

located along Keele Street, which is a *Regional Transit Priority Network* and is in proximity to Major Mackenzie Drive West, which is a *Regional Rapid Transit Corridor*. Section 2.2.5 of the Vaughan Official Plan states that the historic village cores, such as the Village of Maple, will continue to be the “*main areas for local commercial activity and community facilities. Each village core will experience development and/or intensification to varying degrees, as befits the local context.*” It is our opinion that the proposed development is contextually appropriate given the local context and supports provincial, regional and municipal planning objectives.

Review of Comments, Modifications and Improvements

A Statutory Public Meeting was virtually held on April 7, 2021, to receive comments from the public on the proposed development. No members of the public provided comments or written submissions on the proposed development. Furthermore, in our view, the applications were well received by members of Council, with several Councillors making positive comments on the proposal.

Comments received on the planning application pertain primarily to heritage and urban design considerations. Through discussions with City Heritage and Urban Design staff, a number of revisions have been made to the building to better address the intent of the Maple Heritage Conservation District guidelines and comments received from City of Vaughan Heritage and Urban Design staff. The Applicant and its project consultants met with City staff to discuss the revisions on April 28, 2021, July 5, 2021, and August 12, 2021. Heritage comments received April 19, 2021 were discussed with Heritage staff and the project Heritage Consultant, Sharon Vattay of GBCA, in regards to massing, setbacks and materiality.

A number of revisions have been made to the proposed development to respond to City staff and Heritage committee recommendations:

- The revised development concept reduced the height of the original development concept from 17 metres to 15.5 metres, through a reduction in the floor-to-ceiling heights of floors 2-4.
- The rear setback has been increased to 9.4 metres, from 9 metres.
- With reductions from rear stepbacks, stepping down to two storeys (as opposed to three as previously proposed), the proposed building now fits within a 45-degree angular plane as measured from the rear property line.
- The fourth floor remains stepped back 3 metres from the main wall along the building’s frontage and sides.
- The development incorporates generous setbacks from adjacent properties and provides appropriate landscaping along its periphery thereby providing visual screening from existing uses.
- The articulation of the building façade has also been revised to “break up” the length of the building through the introduction of recessed balconies and roof top cornices, to be consistent with the intent of the Maple HCD Urban Design Guidelines and the three storey façade has also been maintained.

- Within the Heritage Report, staff allude to the “frontage” of the building as 132.91 metres. The subject property’s lot frontage is 132.91 metres but the length of the building along Keele Street is 108.7 metres as confirmed by the project architect.

In addition to the above, the original development application contemplated commercial space within the entire ground floor of the development. To avoid potential vacant commercial units and to respond to market conditions, the commercial is now wholly within the north portion of the ground floor area, with the south portion replaced with 6 grade-related inset townhouse units. The proposed “U” shaped building now contemplates 114 residential units consisting of 1 bedroom, 2 bedroom and 3-bedroom units that are distributed throughout the remainder of the building.

The revised development concept plans were submitted to Heritage and Urban Design staff for their review and consideration by Heritage Committee on October 20, 2021. Unfortunately, both the staff report and the staff presentation to Heritage Committee failed to even acknowledge the numerous discussions with staff and the resulting revisions to the development concept. Furthermore, Heritage Committee offered no constructive, or even specific built form related or design comments but rather only provided negative reproaches. Staff recommended a refusal of the application; however, the Committee decided to issue a deferral, subject to the applicant providing a letter agreeing to freeze the 90-day timeline prescribed by the Ontario Heritage Act. The applicant did not agree to provide such letter, and as such, one was not provided. Therefore, on November 24, 2021 the Heritage application was brought again before Heritage Committee, where a recommendation to refuse the application was passed.

To summarize, the expression of the façade at the ground floor is three storeys, with the fourth storey stepped back to minimize visual impact. As demonstrated in our previous communications to staff, the proposed building is compatible with adjacent buildings of similar height and there are examples of four storey buildings of similar height within the Maple Heritage Conservation District.

We respectfully request that Committee of the Whole not endorse the Heritage application denial, as outlined in Report No.7 of the Heritage Vaughan Committee but rather direct staff to accept and review our forthcoming resubmission and that it be comprehensively analyzed and reported to future Committee of the Whole and Council Meetings.

Conclusion

In our opinion, the proposed development is contextually appropriate, given the surrounding built form and its proximity to higher-order transit and, in our opinion, is consistent with and conforms to the applicable land use planning framework.

We ask that Committee of the Whole consider the merits of the proposed development holistically alongside the principal goals of the City of Vaughan, not limited to the provision of housing, efficient mixed-use built forms, attractive design and activation of street frontages and the public realm.

We thank Staff for their ongoing consultation with the applicant and consultant team and we appreciate Committee of the Whole’s review and consideration of this written submission. Should

you have any further questions, please do not hesitate to contact Sandra K. Patano at extension 245 or the undersigned at extension 241.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

- c. Councillor Marilyn Iafrate, Ward 1
Haiqing Xu, Deputy City Manager, Planning and Growth Management
Nick Borescu, Senior Heritage Planner
Shahrzad Davoudi-Strike, Manager of Urban Design & Cultural Heritage
G. DiMartino/J. Baldassarra, Sharewell Investments Inc./Trinity Point Developments

Attachments:

1. Air Photo
2. Renderings

Attachment 1

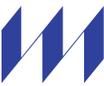


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Date: 2020-06-04
Cad: 9497/schedules/site aerial.dgn

LEGEND
— Subject Property

SITE AERIAL

9929 KEELE STREET
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

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Air Photograph from First Base Solutions (2019)



FRONT VIEW

▪ Trinity Point ▪ Keele Street & Major Mackenzie Drive ▪ 1240.14D ▪ Oct. 20, 2021