

Project No. 2261

February 22, 2022

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A1TA

COMMUNICATION C207

ITEM NO. 3

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

March 1, 2022

Dear Committee of the Whole:

**Re: Public Meeting – March 1, 2022
Draft Plan of Subdivision 19T-21V008, 216 – 220 Doughton Rd.**

And

**Re: Site Plan Application DA.21.026, 216 – 220 Doughton Rd.
Zoning By-law Amendment Z.20.013, 216 – 220 Doughton Rd.
Official Plan Amendment OP.20.005, 216 – 220 Doughton Rd.**

We are writing on behalf of 1834371 Ontario Inc., the owners of the lands located at 180-190 Maplecrete Rd. and 2951 Highway 7. The 1834371 lands are immediately north of the above noted Draft Plan of Subdivision and accordingly we are currently reviewing this application in the context of both of our projects.

We want to ensure that this Application provides for an efficient and comprehensive development for both properties. In reviewing the Doughton Residences Corp. proposal, we wish to raise the following comments for discussion, which remain outstanding:

1. It appears the setbacks being provided do not meet the 12.5 metre required standard to their northern property line for tower setbacks. While we note that a tower is not currently contemplated on the 1834371 lands to the immediate north, our application is under review and subject to change. We do not want to limit any redevelopment scenarios that could occur at this very preliminary stage of the review.
2. While we have no problem generally with tall towers, we are concerned with the siting of their buildings and the impact the towers will have on the 1834371 development's public parks. You need to review this in more detail. We would also note that the Doughton Draft Plan of Subdivision does not provide for any public parkland. We are concerned with this lack of parkland dedication and how that may impact the public realm.

3. The location of the servicing being proposed also needs to be reviewed in more detail. It is our opinion that the services may create infrastructure challenges for neighbouring properties.

We have had discussions directly with the Applicant for some time now and will continue reaching out to them to realize the potential of both development parcels. We also look forward to continuing to work with the City to review the issues we have raised in more detail with a goal to achieving a development proposal for both lands that complement the existing area and planned vision for the VMC.

Yours very truly,
Bousfields Inc.



Kate Cooper B.E.S, MCIP RPP

/encl.

Subject: FW: 216 and 220 Doughton Road - OP.20.005 & Z.20.013
Attachments: Letter re 216-220 Doughton Road.pdf

From: Thanh Nguyen <thanh@libertydevelopment.ca>
Sent: Friday, September 11, 2020 3:29 PM
To: rrabinowitz@plazacorp.com
Subject: 216 and 220 Doughton Road - OP.20.005 & Z.20.013

Dear Robyn,

Please find attached letter on behalf of the owner of the lands at 2951 Highway 7 and 180-190 Maplecrete Road with respect to the above noted rezoning application on your lands.

Feel free to let us know if you have any questions or comments.

Best regards,



Thanh Nguyen, MES
Land Development Planner, Project Coordinator
Liberty Development Corporation
1 Steelcase Rd. W. | Unit 8 | Markham, ON L3R 0T3
Tel: 905.731.8687 | Ext: 290 | Fax: 905.731.6826
thanh@libertydevelopment.ca | www.libertydevelopment.ca

This message is intended only for the addressee. It may contain privileged or confidential information. Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.



September 11, 2020

WITHOUT PREJUDICE

Robyn Rabinowitz

Doughton Residences Corp. (c/o Plazacorp)
10 Wanless Avenue, Suite 201
Toronto, ON M4N 1V6

Sent via: Email

Dear Mrs. Rabinowitz:

**RE: 216 and 220 Doughton Road. Part of Lot 2, Reg. Plan No. 7977
Official Plan Amendment and Zoning By-law Amendment
Vaughan File #: OP.20.005 and Z.20.013**

I am writing to you on behalf of 18343371 Ontario Inc., the owner of the lands at 2951 Highway 7 and 190 & 180 Maplecrete Road, immediately North of your lands. We are in receipt of a Notice of Public Hearing of the Committee of the Whole with respect to the above noted rezoning application. In the interest of maintaining neighbourly rapport and cooperation, it is our intention to provide you with direct feedback based on our preliminary review of your application, in particular, an Architectural Set prepared by Quadrangle dated April 15, 2020.

Our review of drawing A206.S Typical Tower Floor Plan, attached to this letter for your reference, reveals that Tower 1, the most northerly situated tower in your site plan, has varying tower setbacks to your northern property line and our southern property line. For instance, the northwest corner of Tower 1 is setback 10.25 metres from your northern property line, whereas the northeast corner of Tower 1 is setback 13.67 metres.

Notwithstanding the approved rezoning application on our lands and in light of VMC policies requiring a minimum 25 metre separation between high-rise towers, it is in our respectful submission that your Tower 1, exclusive of the podium, requires a minimum setback of 12.5 metres from your northern property line. This ensures the equitable distribution of the setbacks between your Tower 1 and future towers on our lands.

This letter represents our preliminary feedback on your application and is subject to additional comments upon a more fulsome review. Feel free to contact us for further dialogue on this matter.

Yours truly,

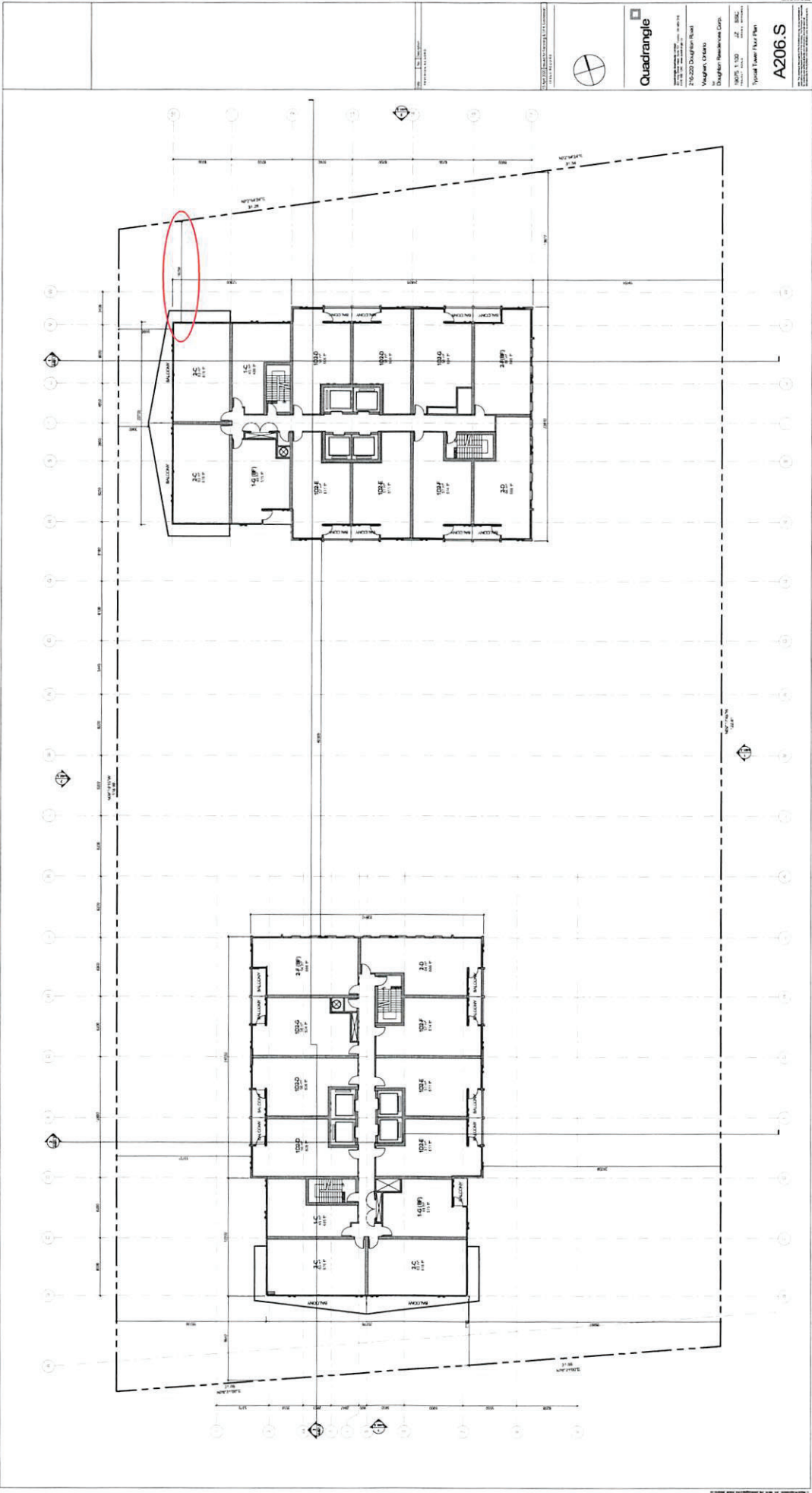
A handwritten signature in blue ink, appearing to read "TN", written over a light blue horizontal line.

Thanh Nguyen
Land Development Planner

Encl.

1 Steelcase Rd. W., Unit 8 · Markham, ON · L3R 0T3
Tel: 905.731.8687 Fax: 905.731.6826

Visit us on the Web:
www.libertydevelopment.ca



Quadrangle
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A206.S



Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

NOTICE OF PUBLIC HEARING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.20.005
Zoning By-law Amendment File Z.20.013

**DATE & TIME OF LIVE
STREAM HEARING:**

Tuesday September 15, 2020 at 7:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at
Vaughan.ca/LiveCouncil.

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
clerks@vaughan.ca

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

APPLICANT:

Doughton Residences Corp.

**DESCRIPTION OF SUBJECT
LAND:**

216 and 220 Doughton Road east of Jane Street and north of Doughton Road (Attachment 1 – Ward 4)

**PURPOSE OF THE
APPLICATIONS:**

The Applicant has submitted Official Plan Amendment File OP.20.005, and Zoning By-law Amendment File Z.20.013 to permit the development of two, 47 and 49-storey residential apartment buildings (Towers A and B) on a shared 4-storey podium comprising of ground floor amenity areas and residential uses served by 4 levels of underground parking for a total of 1,151 units, as shown on Attachments 2 to 3. The following amendments are proposed:

1. Official Plan Amendment File OP.20.003 to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP'):
 - a. Policy 8.7.12 and Schedule I – to increase the maximum building height from 25-storey and 30-storeys to 47 and 49-storeys for the respective easterly and westerly portions as delineated by Schedule I.
 - b. Schedule I – to increase the maximum density from 4.5 FSI and 5 FSI to 11.4 FSI
 - c. Policy 8.7.18 – to increase the maximum floor plate size for the two, 47 and 49-storey residential towers from 750 m² to 800 m²
 - d. Amend Schedules A to K of the VMCSP to illustrate the proposed realignment of a north-south private street
2. Zoning By-law Amendment File Z.20.013 to amend By-law 1-88, specifically to rezone the subject lands from the "EM1

Prestige Employment Area Zone" to the "C9 Corporate Centre Zone" to permit the residential uses and together with site-specific zoning exceptions to permit the development.

RELATED APPLICATIONS: N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS.

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Natalie Wong, Senior Planner, at Natalie.Wong@vaughan.ca or 905-832-8585, Extension 8866. Requests for additional information can also be submitted by email to VMCProgram@vaughan.ca and developmentplanning@vaughan.ca.

****When submitting a request for additional information please quote file name and number.**

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil. To make an electronic deputation, residents must contact the Office of the City Clerk no later than noon on the last business prior to the day of the scheduled hearing (see above for contact details).

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these application(s) you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

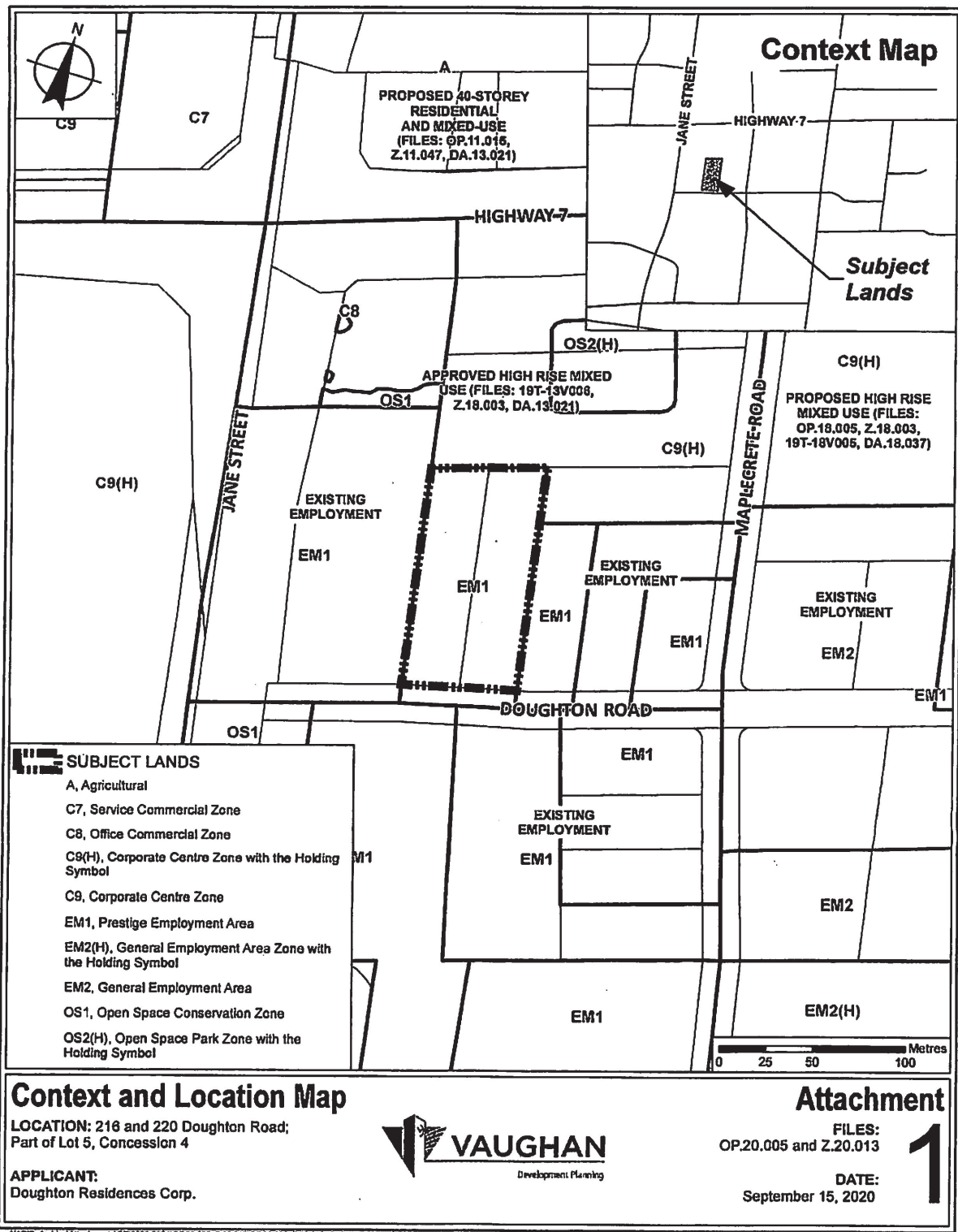
The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

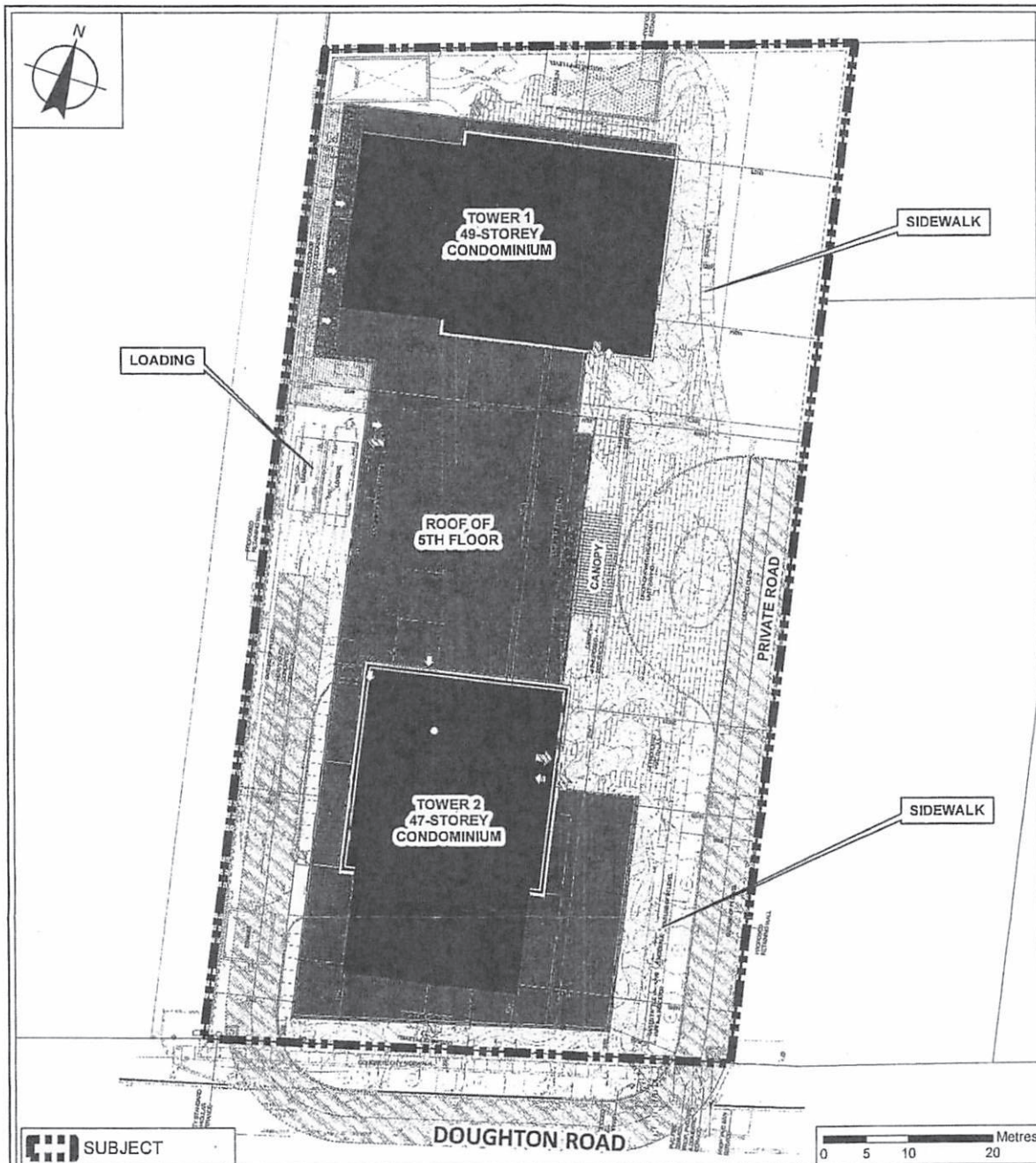
LOCAL PLANNING APPEAL TRIBUNAL (LPAT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LPAT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.eltto.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.





SUBJECT

Site Plan

LOCATION: 216 and 220 Doughton Road;
Part of Lot 5, Concession 4

APPLICANT:
Doughton Residences Corp.



Attachment

FILES:
OP.20.005 and Z.20.013

DATE:
September 15, 2020

2

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: August 21, 2020

NICK SPENSIERI, Acting Deputy City Manager, Planning and Growth Management
TODD COLES, City Clerk