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Communication
CW(2) – May 14, 2024
Item No. 2

File: P-3036

Via email: Clerks@vaughan.ca

May 13, 2024

City of Vaughan
2141 Major Mackenzie Dr. W.
Vaughan, ON
L6A 1T1

Attention: Hon. Mayor Del Duca and Members of Council

Re: Committee of the Whole May 14, 2024, Item 6.2
City Files: OP.22.008, Z.22.015 & 19T-22V002
Avenue 7 Developments Ltd.
2267 Highway 7 & 7700 Keele Street
City of Vaughan

KLM Planning Partners Inc. is the land use planner representing Avenue 7 Developments Ltd., the "Owner" with respect to the development of the lands known municipally as 2267 Highway 7 and 7700 Keele Street in the City of Vaughan. The above-noted lands are the subject of a staff recommendation report from the Development Planning Department at the Vaughan Committee of the Whole Meeting on May 14, 2024. The Report recommends Vaughan Council endorse the final approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications. These applications will facilitate the development of the lands with eight (8) mixed-use buildings with at grade commercial uses, ranging in height from 6 to 60-storeys with a total of 3,000 residential units, two new public roads, a 0.56 ha (1.39 ac) public park at an overall Floor Space Index ("FSI") of 7.40 times the area of the lot. As noted in the staff report, the applications have been appealed to the Ontario Land Tribunal ("OLT") as the result of non-decision.

On behalf of the Owner, we want to indicate to Council our support for the staff recommendations. The applications were filed in May 2022 and since that time, we have been working diligently with staff, agencies and the surrounding neighbours and the residents association towards this significant milestone. We are grateful for all the effort of Vaughan staff and we look forward to continued coordination with all stakeholders to facilitate a project that we can all be proud of and which will contribute towards complete communities and additional much needed housing in the City of Vaughan.

As noted above, the applications are currently before the OLT due to a non-decision of Council. We are pleased to advise that the Owners and its team of consultants have been working with surrounding neighbours, the City and agencies to resolve issues and concerns that have been raised through the review of the applications. As noted in the staff report, there are many conditions of approval that will need to be fulfilled prior to construction commencing on the property. These conditions and planning documents (i.e. Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision) are before the OLT and we will continue to work with all stakeholders to ensure the conditions of approval, OPA and ZBLA appropriately implement the final development plan.

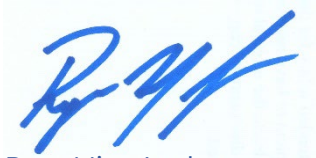
It is also important to acknowledge that this development is a multiple phase project that is anticipated to take between 12 to 15 years to fully build out. The integration of the proposed development within the surrounding community, existing services and the transportation system will be evaluated through each phase of development through future site plan applications, subject to the review and approval by City staff.

Again, we are grateful for the efforts of City staff, and we look forward to ongoing coordination and cooperation with all stakeholders as we work with the OLT towards final approval. I will attend Tuesday's Committee of the Whole meeting only to answer any questions that Council, staff or the general public may have.

Thank you again for this opportunity to comment and if you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan
Partner

cc. Avenue 7 Developments Ltd.