



COMMUNICATION – C2

ITEM 4

Committee of the Whole (Public Hearing)

June 23, 2020

2301 MAJOR MACKENZIE DR. W., #101

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City of Vaughan
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Vaughan, June 18, 2020

I wish to file an objection to the application **Z.20.006 and DA.20.010**, to be discussed on June 23, 2020.

The applicants propose to rezone the subject land on 2291 Major Mackenzie street by creating 3 residential townhomes on Jackson street and retaining an old heritage building on Jackson/Major Mackenzie.

The current “RM2 Multiple Residential Zone” zoning, does not permit the Development. The applicants propose to rezone the Subject Lands to “RT1 Residential Townhouse Zone” in conjunction with numerous site-specific zoning exemptions.

Review of the report as provided by City Clerk, reveals in Table 1 (pages 56 and 57) 14 By-Law 1-88 standards, two of which define permitted uses and what a Live/Work Unit is.

Careful consideration of the remaining 12/14 tabulated exemptions to By-Law 1-88 standards, reveals that every single standard requires exemption, most of which are excessive, as follows:

- Minimum Lot Area of 162m² reduced to 102 m² (**37%** reduction)
- Minimum Lot Depth of 27 m reduced to 16.7 m (**38%** reduction)
- Maximum Rear Yard of 7.5 m reduced to 1.2 m (**84%** reduction)
- Minimum Interior Garage Width of 5.5 m reduced to 3.4 m (heritage dwelling) (**38%** reduction)
- Minimum Parking Requirements of 12 spaces reduced to 4 spaces (**67%** reduction)

- Minimum Landscape area of exterior yard, completely eliminated for the three townhomes (100% reduction)

Additional reductions of standards are calculated in the table attached from the Clerk's report.

Besides the obvious elimination of all By-Law standards governing the Subject Lands, the Development poses a **serious safety risk**, in particular to the patients of the Medical facility I own and direct, the Pain and Wellness Centre, located at the intersection of Major Mackenzie and Jackson street (address: 2301 Major Mackenzie Dr W), with our parking lot and exit facing Jackson and exactly opposite to the proposed Development.

To understand the safety issues facing us, one must understand the nature of the medical practice and the type of patients we see. The Pain and Wellness Centre was founded in 2014 as a community-based academic clinic, affiliated with the University of Toronto, and the only community pain clinic in Ontario endorsed by the Ontario Ministry of Health and Long Term Care. It looks after patients with chronic pain, employs a staff of 20, and sees patients referred from the GTA as well as the province of Ontario. The Pain and Wellness Centre is not only a clinical service provider but an educational and research facility. About 25% of our patients are over 65 years of age and many have difficulties walking or balancing. They park either in our parking lot, or on Jackson street for 2-3 hours if there is available street parking.

With the creation over the past 2 years of the 45 townhome-complex on Jackson already in place (with only 7 parking spaces for visitors), the street is literally clogged by townhome visitors, including our own parking lot. **We have to daily police our lot to prevent the overflow from the townhomes.**

Additionally, Jackson street serves as an escape route from the always severely congested Major Mackenzie. Cars turn to Jackson to escape to Keele via Church street, more often than not, at high speed.

The proposed 3-townhome complex has driveways for a single car, all facing the East side of Jackson. The parked cars will be backing onto Jackson in an effort to exit the townhomes, further creating serious risk for collision with oncoming turning vehicles from Major Mackenzie or even parked cars at the West side of Jackson.

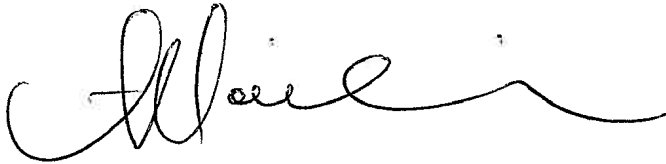
Lack of adequate parking space in the 3 townhomes will further add to competition for parking on the West side of Jackson and poses a further threat to our own parking from overflowing tenants and visitors. Our current experience speaks to it.

Having townhome tenants and visitors parking altogether on Jackson penalizes the most vulnerable of our patients who need to park in proximity to our centre. Many pain patients cannot walk distances, particularly in winter, snow, and inclement weather. A slip-and-fall can be fatal for an elderly person with a broken hip.

In summary, given a) numerous safety issues affecting our patients, and b) the massive exemptions requested in all By-Law 1-88 standards, I respectfully request that the City seriously considers the merits and feasibility of the requested Development application versus risks to my patients and adverse effects to our medical facility and Jackson street in general.

The question that begs an answer is:

If By-Laws are to be ignored given numerous exemptions and relaxations, why does the City create By-Laws in the first place?

A handwritten signature in black ink, appearing to read 'Mailis', with a long, sweeping horizontal line extending to the right.

Angela Mailis MD, MSc, FRCPC(PhysMed)

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With attachments

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "RM2 Multiple Residential Zone" with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1118). This zoning does not permit the Development. The Owner proposes to rezone the Subject Lands to "RT1 Residential Townhouse Zone", without the holding Symbol "(H)" and together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
1	a	Permitted Uses	Street Townhouse Dwelling
2	b	Definition of Live/Work Unit	Permit a Live/Work Unit as an additional use within the existing detached heritage dwelling
3	c	Minimum Lot Area	No Definition
4	d	Minimum Lot Depth	<u>Live/Work Unit</u> - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
5	e	Minimum Front Yard	162 m ²
6	f	Maximum Building Height	102 m ²
7	g	Minimum Front or Exterior Side Yard to an Attached Garage Facing a Lot Line	27 m
8	h	Minimum Exterior Side Yard	4.5 m
9	i	Maximum Rear Yard	4 m

CHANGE OF
REDUCTION

37%

38%

11%

4%

3.5%

11%

84%

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			(heritage dwelling)
10	j. Maximum Interior Garage Width for Lots Less Than 11 m in Width	3 m	3.1 m
11	k. Minimum Interior Garage Width for Lots 12 m to 17.99 m Frontage	5.5 m	3.4 m (heritage dwelling)
12	l. Minimum Parking Space length	6 m	5.6 m (Unit 2)
13	m. Minimum Parking Requirements	<u>Residential</u> 2 spaces/unit = 8 spaces <u>Business or Professional Office</u> 84.9 m ² @ 3.5 spaces/100m ² of GFA = 4 spaces Total parking required = 12 spaces	<u>Residential</u> 1 space/unit = 4 spaces <u>Business or Professional Office</u> No parking requirement Total parking proposed = 4 spaces
14	n. Minimum Landscape Area	For lots with a frontage between 6 m to 11.99 m - a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping The lots with a frontage of 12 m and greater - a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum	These provisions shall not apply <i>No lands cap</i>

3%

38%

4%

64%