



**WESTON
CONSULTING**

planning + urban design

COMMUNICATION – C54

ITEM 1

**Committee of the Whole (Public Meeting)
October 29, 2020**

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

October 27, 2020

File 9497

Attn: City Clerk

**Re: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
9929 Keele Street, Vaughan**

Weston Consulting is the planning consultant for Sharewell Investments, the owner of the property municipally known as 9929 Keele Street (herein referred to as the "subject property"), in the City of Vaughan within the community of Maple. We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned "*Restricted Commercial Zone (C1)*" under the in-force City of Vaughan Zoning By-law 1-88 and is subject to site-specific Exception 9(157) and Schedule E-162. Site-specific Exception 9(157) permits the following uses on the subject property:

- Banking and Financial Institution
- Business and Professional Office
- Person Service Shops
- Photography Studio
- Retail Stores
- Services or Repair Shop
- Video Store
- Eating Establishments
- Take-out Eating Establishments (limited to a GFA of 130 m²)
- Club or Health Centre
- Travel Agency

An exception to the required minimum landscaped area is included to allow a driveway across the landscaped area adjacent to the northerly limit of the site due to the fact that the northern portion of the subject property is subject to an access easement to maintain a shared driveway and therefore, cannot implement the full landscape buffer. Additionally, the exception permits a reduced parking rate of 79 parking spaces.

The purpose of this letter is to confirm that, through the implementation of the CZBL, the site-specific exceptions, as they relate to the current Commercial zoning of the property, do not preclude any future applications on the subject property.

Upon review of the third draft of the CZBL, the subject property has been preliminarily zoned as "*Main Street Mixed-Use – Maple Zone (MMS-72)*" and is subject to Site-Specific Exception 72. It

is recognized that all permitted uses and other site-specific provisions have been captured under Exception 72 of the draft CZBL, recognizing that a Photography Studio and Travel Agency have been incorporated under Personal Service Shops and that Video Store appears to have been phased out as these establishments are now mostly obsolete. Furthermore, we acknowledge that the proposed CZBL introduces residential uses as permitted uses on the subject property in order to achieve a mixed-use corridor along this portion of Keele Street.

Notwithstanding the draft CZBL, a Pre-Application Consultation ("PAC") meeting between the landowner and the City was held on August 9, 2019. The landowner intends to submit new applications for Official Plan Amendment and Zoning By-law Amendment to permit a mixed-use, 4-storey residential apartment building with at-grade retail uses. It is noted that this proposed mixed-use redevelopment of the site is generally consistent with the proposed new zoning for the site under the draft CZBL. However, we are also aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject property given the intention to file site-specific development applications.

We understand that the intent of the transition provisions of Section 1.6.3 is to allow for various active planning applications to proceed without having to comply with the CZBL. Upon the submission and approval of the forthcoming Zoning By-law Amendment application, it is our request that the site-specific zoning be implemented for the site through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

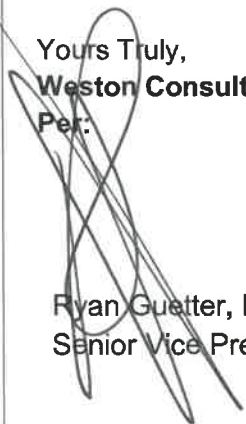
In summary, we support the proposed zoning category of MMS-72 for the subject property as set forth by the current draft of the CZBL. We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis, and request to be notified of any future reports and/or meetings regarding the CZBL. We further request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or extension 245 should you have any questions regarding this submission.

Yours Truly,
Weston Consulting

Per:


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