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**COMMUNICATION – C21
Council – November 17, 2020
Committee of the Whole (Public Meeting)
Report No. 50, Item 1**

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

October 29, 2020
File 8502

Attn: City Clerk

**Re: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
2338 Major Mackenzie Drive West, Vaughan**

Weston Consulting is the planning consultant representing 2338 Major Mackenzie Inc., the owner of the property municipally known as 2338 Major Mackenzie Drive West (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(356) and Schedule E-370. Site-specific Exception 9(356) permits various site-specific uses and the following site-specific standards:

- Minimum Landscape Strip abutting a public street (Major Mackenzie Drive) shall be 1.1 m;
- 1.8 m high maintenance privacy fence shall be provided along the northerly property line;
- Minimum interior side yard setback (west) to institutional use – 6.4 m;
- Minimum front yard setback (Major Mackenzie Drive) – 3.8 m;
- Minimum of 83 parking spaces for all uses;
- An outdoor patio may be permitted to be located between a building and residential zone (on the south side of Major Mackenzie Drive); and,
- The calculation of gross floor area shall include the existing 269 m² mezzanine.

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 is proposed to be zoned as "*Main Street Mixed-Use – Maple Zone (MMS-196)*" and is subject to Site-Specific Exception 196. It is recognized that most permitted uses and all site-specific provisions have been captured under Exception 196 of the draft CZBL, recognizing that a Photography Studio has 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 Major Mackenzie Drive West.

Notwithstanding the draft CZBL, applications for an Official Plan Amendment and Zoning By-law Amendment were made to permit 83 stacked townhouse units and 321 m² of commercial space. 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-196 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, meetings and decisions regarding the CZBL.

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

Yours Truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
2338 Major Mackenzie Drive Inc., Client