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**COMMUNICATION – C40
Council – November 17, 2020
Committee of the Whole (Public
Meeting)
Report No. 50, Item 1**



By e-mail: brandon.correia@vaughan.ca

Thursday October 22nd, 2020

DPS File: 1984

**RE: Vaughan City-Wide Comprehensive Zoning By-Law Review
10150 Keele Street, 9920 Keele street & 9 & 11 Church Street, Vaughan
Comments on Third Draft Zoning By-law**

We are writing this letter on behalf of the owners of the above noted properties in the City of Vaughan. This letter constitutes our formal submission to the City on the comprehensive zoning by-law review, and comments on the third draft zoning by-law released through the City's website and specifically located at <http://www.zonevaughan.ca/> as found on October 13th, 2020.

The lot noted as 10150 Keele Street in the subject line above is located within the block between Keele Street and McQuarrie Lane, North of Killian Road and south of the Maple Library and Community Centre. More specifically, the subject lot at 10150 Keele Street is the most northern lot within the block, just south of the Maple Library and Community Centre. The subject lot at 10150 Keele Street currently does not contain any structures or buildings.

Further, the lots noted as 9, 11 & 15 Church Street in the subject line above are located between Jackson Street and Keele Street, north of Naylon Street and south of Church Street. More specifically, they are located at the southeast corner of Jackson Street and Church Street, fronting onto Church Street. 11 & 15 Church Street are occupied by buildings or structures that may have some cultural heritage value, and the owner acknowledges this and is willing to work with the City to integrate the potential heritage structures into any future use or development of the subject lots.

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The lot noted as 9920 Keele Street in the subject line above is located south of Church Street and west of Keele Street. More specifically, 9920 Keele Street is located on Keele Street, in between Church Street and Naylor Street.

Regarding 10150 Keele Street, 9920 Keele Street and 9, 11 & 15 Church Street, we note that the subject lots, and some of the immediately abutting land, are designated as "Low-Rise Mixed-Use H3 D1.25" (Maximum Height of 3 Storeys and Maximum Floor Space Index of 1.25 times the area of the site) as shown on Schedule 13 of the Vaughan Official Plan. The "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. This designation also permits residential units in townhouses, stacked townhouses, low-rise buildings (detached houses and semi-detached houses), and public and private institutional buildings, among the other permitted uses.

As per a phone conversation with the undersigned and Brandon Correia on September 30, 2020, it is our understanding that the methodology used for applying the proposed site-specific exception zones consisted of bringing forward existing site-specific exception zones from the current Zoning By-law 1-88 into the new draft by-law. We are in agreement that exception zone 412 which is proposed to be applied to 10150 Keele Street is likely outdated. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 10150 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. As such, removing exception zone 412 entirely in this new draft by-law would bring the proposed new zoning by-law into conformity with the current Official Plan. In addition, we are aware that 9929 Keele St., 9983 Keele St., 9994 Keele St., 10048 Keele St., 10059 Keele St., 10211 Keele St., 10037 Keele St., and more have had high turnover of tenants for well over 30 years. Today there is quite a lot of empty space that still exists within these and surrounding commercial buildings, and the situation is getting worse. Due to the Covid-19 Pandemic, more and more people appear to be working from home or alternate locations. Another example, 9920 Keele St, which is owned by the same owner as 10150 Keele Street, was used as a DayCare for the last 10 years but now the owner is struggling to sell or lease that location/space as office space. It is our opinion based on the history provided by the owner that additional office space is not needed as there is plenty of empty space available in the immediate area. Additional residential space is needed as there is a lack of supply, and this land is designated to permit a wide variety of land uses. Furthermore, 10037 Keele Street and 10150 Keele Street are both zoned "C1" as per Zoning By-law 1-88. However, 10037 Keele Street is proposed to be zoned "MMS" with no exception while 10150 Keele Street is proposed to be zoned "MMS" exception zone 412. What is the justification for doing so?

In regards to 9, 11 & 15 Church Street, it is our professional opinion that permitting semi-detached dwellings through a site-specific exception zone on the properties known as 9, 11 & 15 Church Street will increase the range of options on this site, and therefore, increase the flexibility to preserve the heritage aspects of these lots. As well, the Official Plan designation of "Low-Rise Mixed-Use" applicable to 9, 11 & 15 Church Street permits residential units in the following building types; townhouses, stacked townhouses, low-rise buildings (detached houses and semi-detached houses). As such, permitting semi-detached dwellings or single detached dwellings on 25 ft lots on the properties known as 9, 11 & 15 Church Street will also bring the proposed new zoning by-law into conformity with the Official Plan. Further, 9, 11 & 15 Church Street are directly adjacent to a Mosque which is to the east of the properties, to the south is a 3-storey condominium building and there are 3-storey townhouse dwellings directly across the street from the properties to the north. As such, it is our opinion that either 2 semi-detached or 2 - 25 ft. single detached dwellings are appropriate for the subject properties at 9, 11 & 15 Church Street and should be permitted.

In regards to 9920 Keele Street, it is our professional opinion that exception zone 534 which is proposed to be applied to 9920 Keele Street is also likely outdated. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 10150 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. As such, removing exception zone 534 entirely as it applies to 9920 Keele Street would bring the proposed new zoning by-law into conformity with the Official Plan.

On October 14th, 2020 the City of Vaughan held a live-stream public open house to discuss the Comprehensive Zoning By-law Review and some key recent changes that are proposed with the Third Draft Zoning By-law. During the live-stream public open house, Bobby Gauthier and Bradon Correia both had reiterated that they would like to examine the Exception Zones brought forward from Zoning By-law 1-88 in more detail. As well, Bobby Gauthier and Brandon Correia also both mentioned that they want the Zoning By-law to be as permissive as possible and they do not want to impose any unnecessary restrictions.

In addition, we would note that the Province of Ontario has recently released "A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)". This plan reinforces that all municipalities in the Growth Plan area should be looking at encouraging intensification throughout the built up area and to achieve complete communities that can provide a variety of choices for living, working and playing throughout an entire lifetime.

The "Zoning Strategy Report" dated March 2018, prepared by WSP Group indicates that any revisions to the zoning by-law must be consistent and conform to the Official Plan for the City of Vaughan. We agree with this premise, and believe that the changes to the third draft zoning by-law being requested through this letter conforms to the Official Plan and would further the goal of the Comprehensive Zoning By-law Review in a more efficient and appropriate way. We believe the changes suggested in this correspondence could be done at this time while the opportunity presents itself through this Comprehensive Zoning By-Law Review. A stated goal of the Comprehensive Review of the Zoning By-Law is that:

"due consideration must be given to developing a zoning regime that is intuitively structured, easily interpreted, and efficiently administered. With these principles in mind, regard for developing an effective zoning bylaw that communicates both complex technical standards and concepts clearly and efficiently must be a principal of this exercise."

We agree that this is an important consideration in any by-law, and would encourage the City to allow a broader range of uses and lot types for the subject lots, which will make the application of the by-law more efficient for the City.

We would be happy to discuss these comments further with the City at your convenience. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.



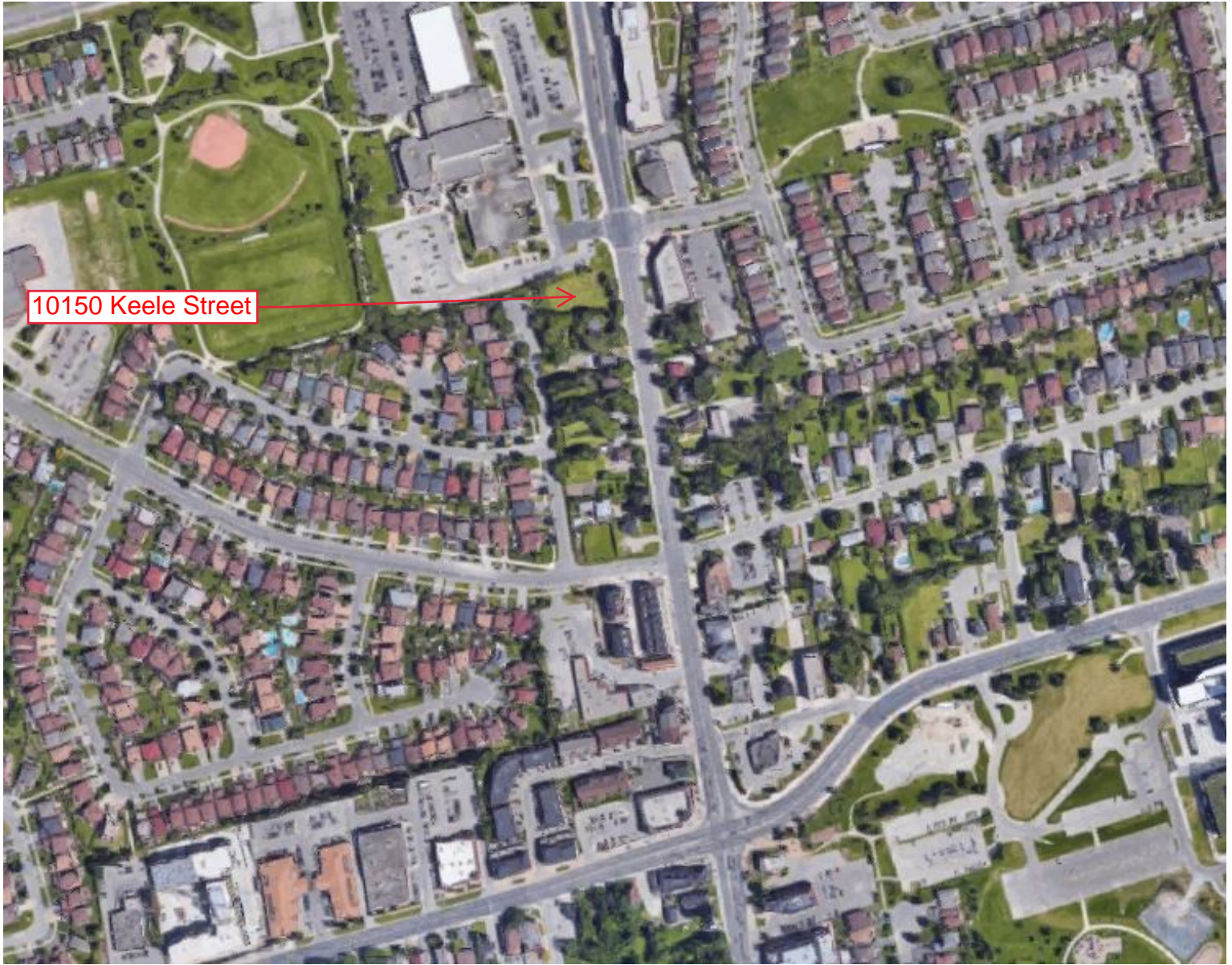
**T.J. Cieciora, MSc MCIP RPP
PRESIDENT**

Encl.

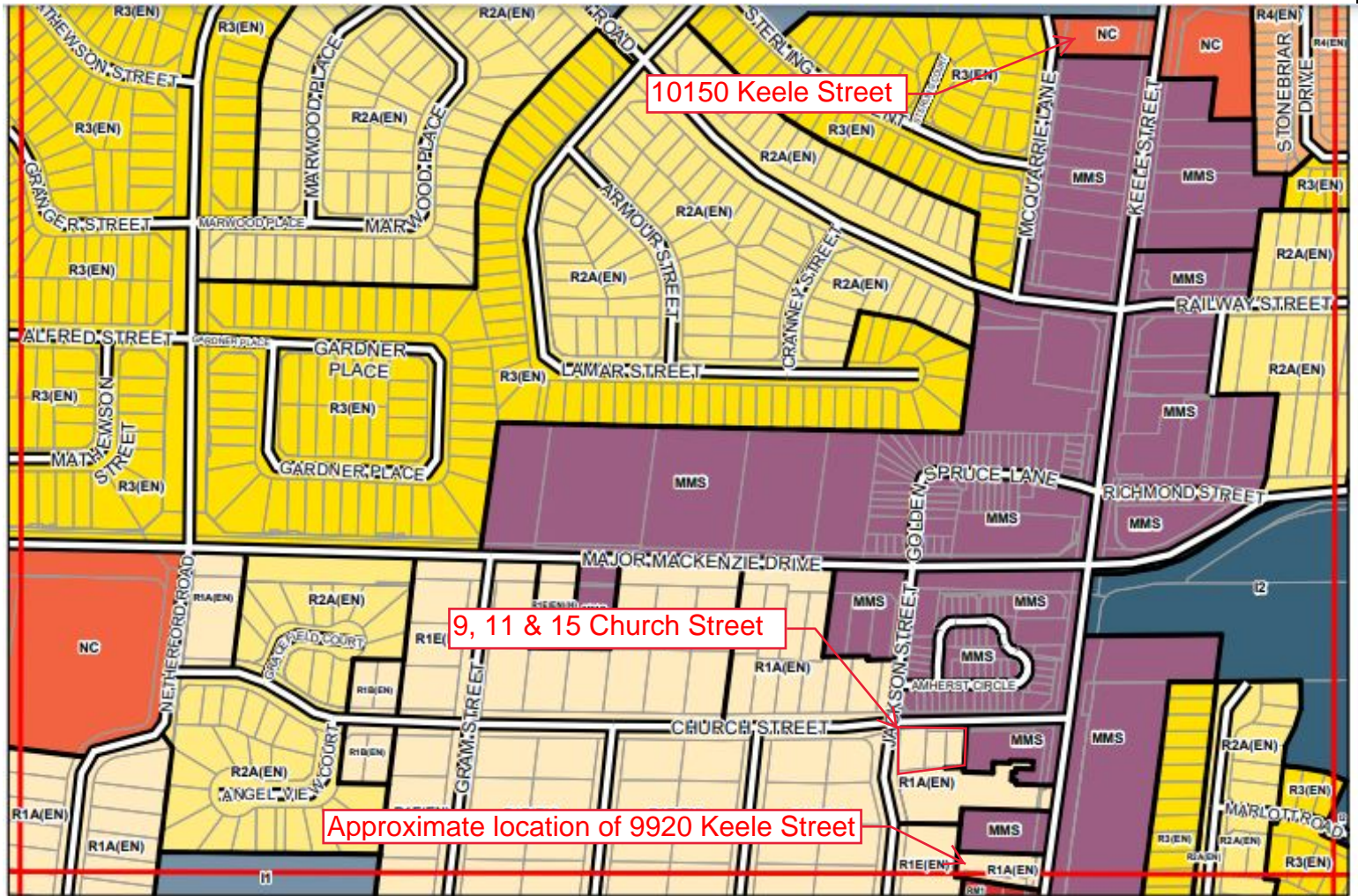
TJC/DI

Cc. R. Tomasone
G. Mosillo









Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS (Public Open Space Zone)
- GR (Golf Recreation Zone)
- C (Conservation Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kipling Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

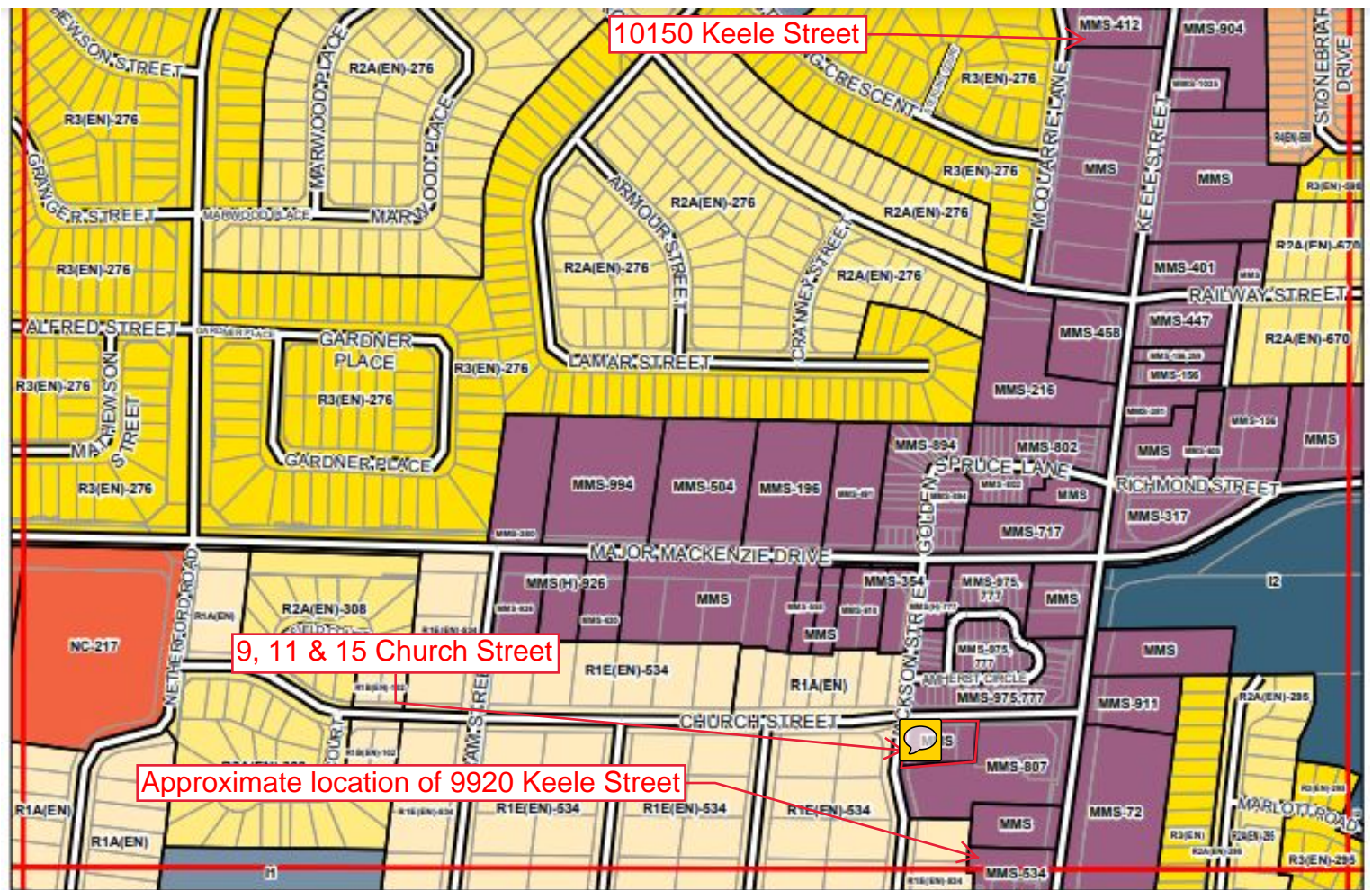
Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)

VAUGHAN WSP				
204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

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- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

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- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

Employment Zones

- EN1 (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EN1 (Prestige Employment Zone)
- EM3 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PG1 (Parkway Belt Public Use Zone)
- PG2 (Parkway Belt Complementary Use Zone)
- PG3 (Parkway Belt West Recreational Zone)

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3-Storey Townhouse Dwellings





3-storey Townhouse Dwellings on the east side of Keele

Townhouse Dwellings directly south of 9920 Keele Street

