

**Communication : C20
Committee of the Whole (2)
June 8, 2021
Item # 8**



**DESIGN
PLAN
SERVICES**
TOWN
PLANNING
CONSULTANTS

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

Friday, June 4th, 2021

DPS File: 1984

**RE: Vaughan City-Wide Comprehensive Zoning By-Law Review
10150 Keele Street and 9920 Keele Street
Comments on Final 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 final draft zoning by-law released through the City's website and specifically located at <http://www.zonevaughan.ca/> as found on June 4th, 2021.

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.

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 and 9920 Keele 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,

Page 1

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 City Planning Staff, Staff have noted 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. Through consultation, City Planning Staff have agreed that exception zone 412 which is proposed to be applied to 10150 Keele Street is outdated and as such, Staff had verbally agreed to removing exception zone 412 from 10150 Keele Street. 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. Removing exception zone 412 entirely from the final draft by-law would bring the proposed new zoning by-law more 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. 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.

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 outdated. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 9920 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. The current exception zone applicable to 9920 Keele Street is very restrictive, as the only permitted uses are a daycare, office and residential. Furthermore, the exception zone restricts development on the subject property to a very specific building envelope. As per Figure E-925 of exception zone 534, the exception zone appears to be related to a previously approved Site Plan associated with the adjacent townhouse development to the south. The subject property is now a private property separate from the adjacent townhouse development to the south and is sufficient in size to accommodate a larger building envelope than what the proposed by-law permits. Through consultation, Staff have agreed to take a closer look at exception zone 534 and have agreed to making revisions to exception zone 534, as it applies to the subject property at 9920 Keele Street. Staff also noted that a redlined revision of exception zone 534 would be provided to Design Plan Services prior to the release of the final draft by-law however, a redlined revision of exception zone 534 was never received. We are of the opinion that exception zone 534 should be removed entirely as it is outdated and the subject property at 9920 Keele Street would be more in conformity with the Official Plan if exception 534 were to be removed. If exception zone 534 is not removed entirely, we would appreciate revisions to the exception zone as it applies to 9920 Keele Street, so as to not be so restrictive.

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, City Staff had reiterated that they would like to examine the Exception Zones brought forward from Zoning By-law 1-88 in more detail. As well, City Staff noted that they want the Zoning By-law to be as permissive as possible and they do not want to impose any unnecessary

restrictions. It is our opinion that both exception zone 412 and exception zone 534, as they apply to the subject properties, are unnecessarily restrictive.

In addition, we would note that the Province of Ontario has recently released "A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)". 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 final 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 to be less restrictive in regards to 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.



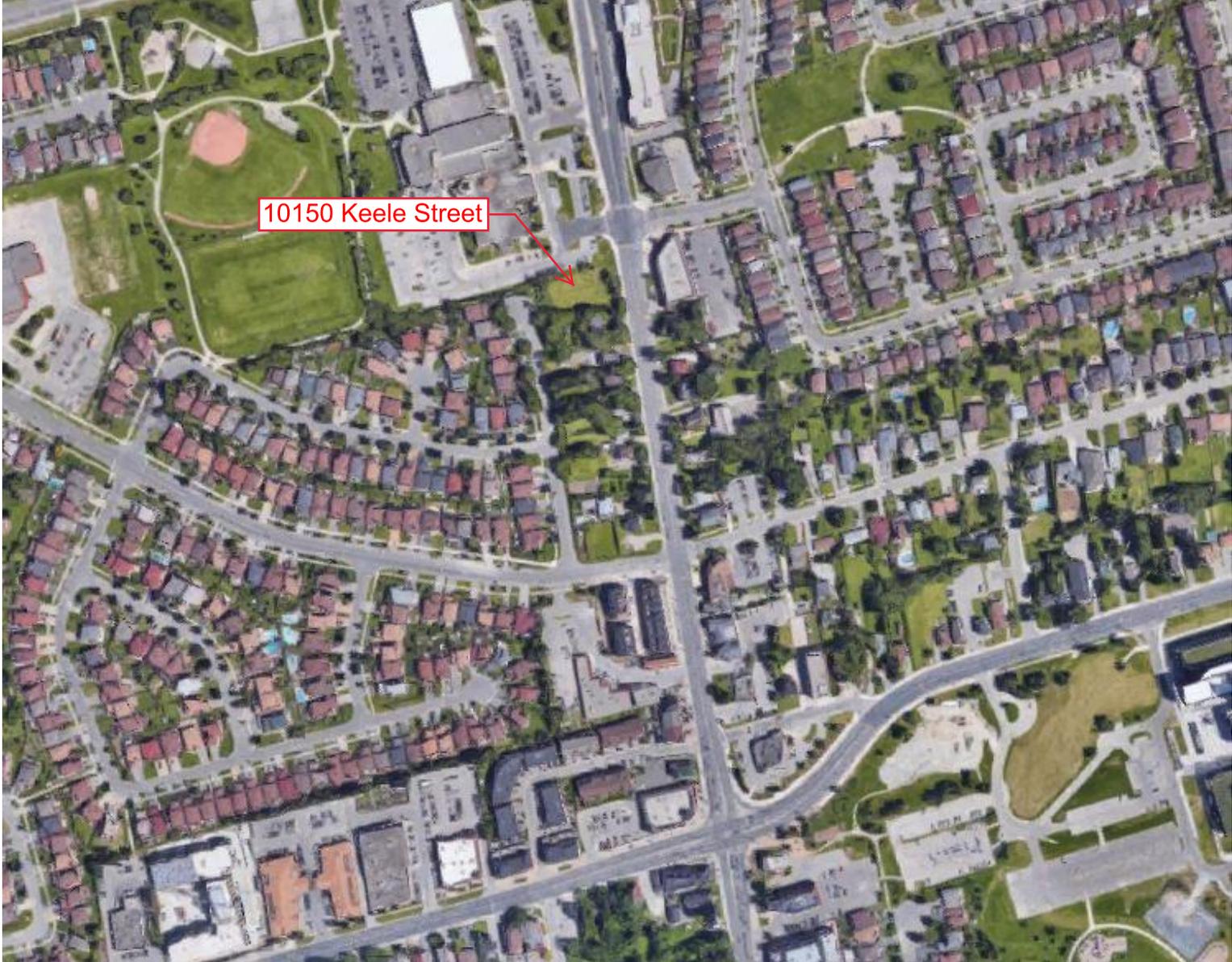
**T.J. Cieciora, MSc MCIP RPP
PRESIDENT**

Encl.

TJC/DI

Cc. clerks@vaughan.ca
R. Tomasone
G. Moscillo





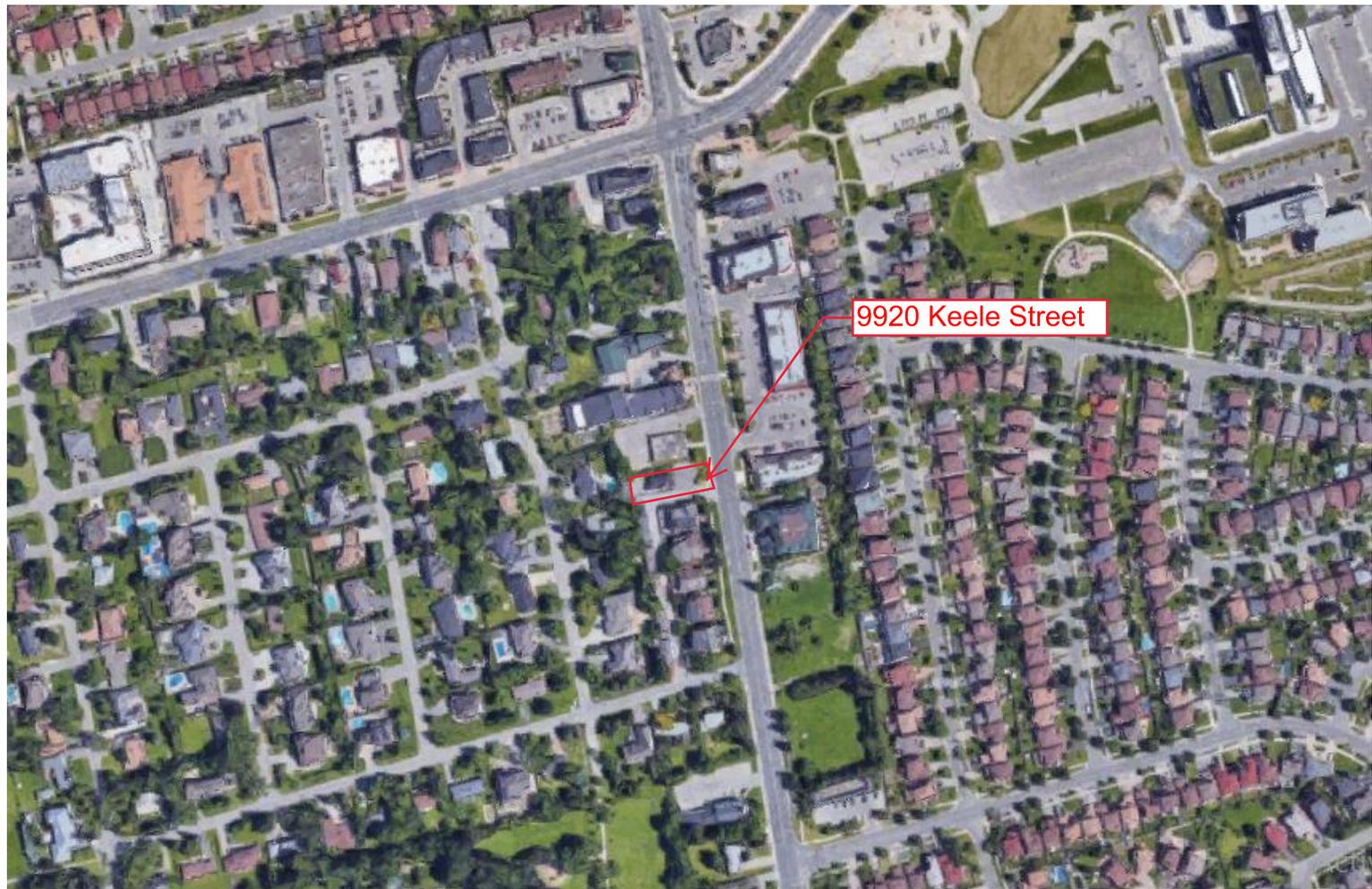
Schedule A - Location Map

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scale	NTS	06/04/2021	1984-SC1	Drawn	RW
	Date		Drawing No		Design



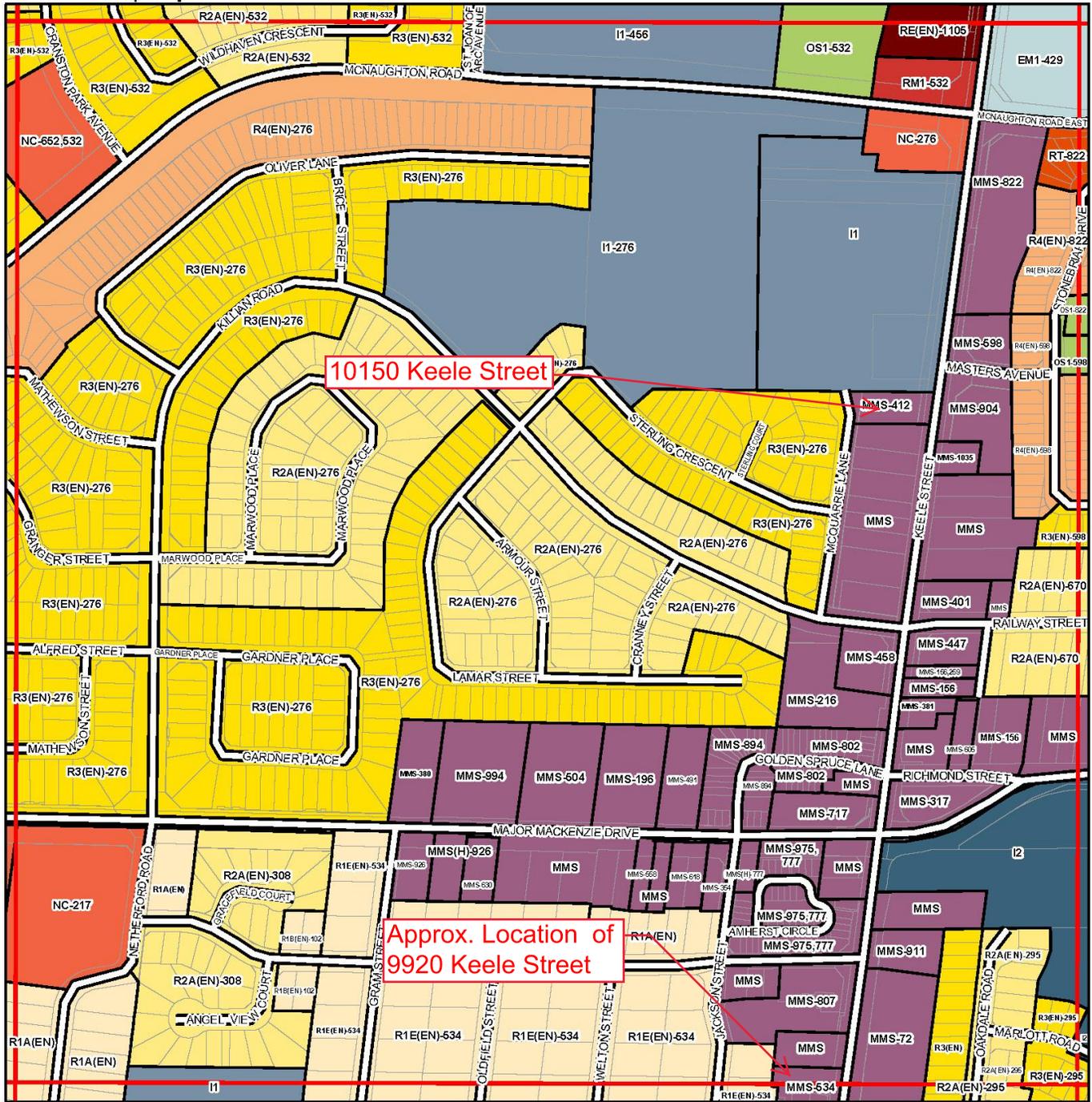
Schedule B - Location Map (9920 Keele Street)

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	Date		Drawing No		Design



- 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)
 - 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)
 - CMU (Community Commercial Mixed-Use 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)
 - PB3 (Parkway Belt West Recreational Zone)
- These lands shall not be subject to Zoning By-law 2021-01

VAUGHAN WSP

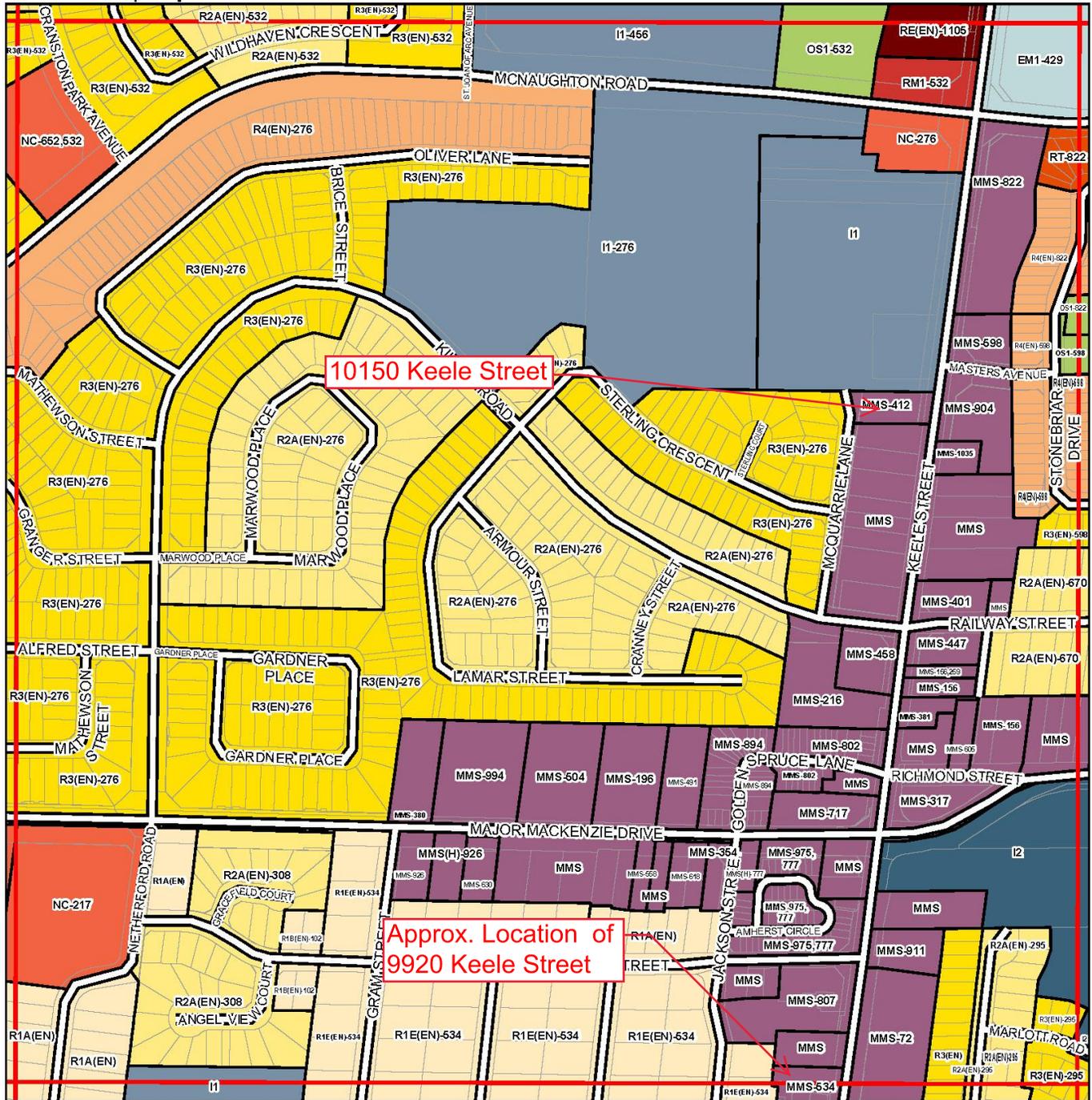
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184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132

1:5,000 Final: May, 2021

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scale	NTS	06/04/2021	1984-SC3	Drawn	RW
	Date		Drawing No		Design



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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

1:5,000 Third Working Draft: September, 2020

Schedule D - Third Draft, Proposed Zoning By-law

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	Date		Drawing No		Design



3-storey Townhouse Dwellings on the east side of Keele

Townhouse Dwellings directly south of 9920 Keele Street



Schedule E - Street Photographs from 9920 Keele Street

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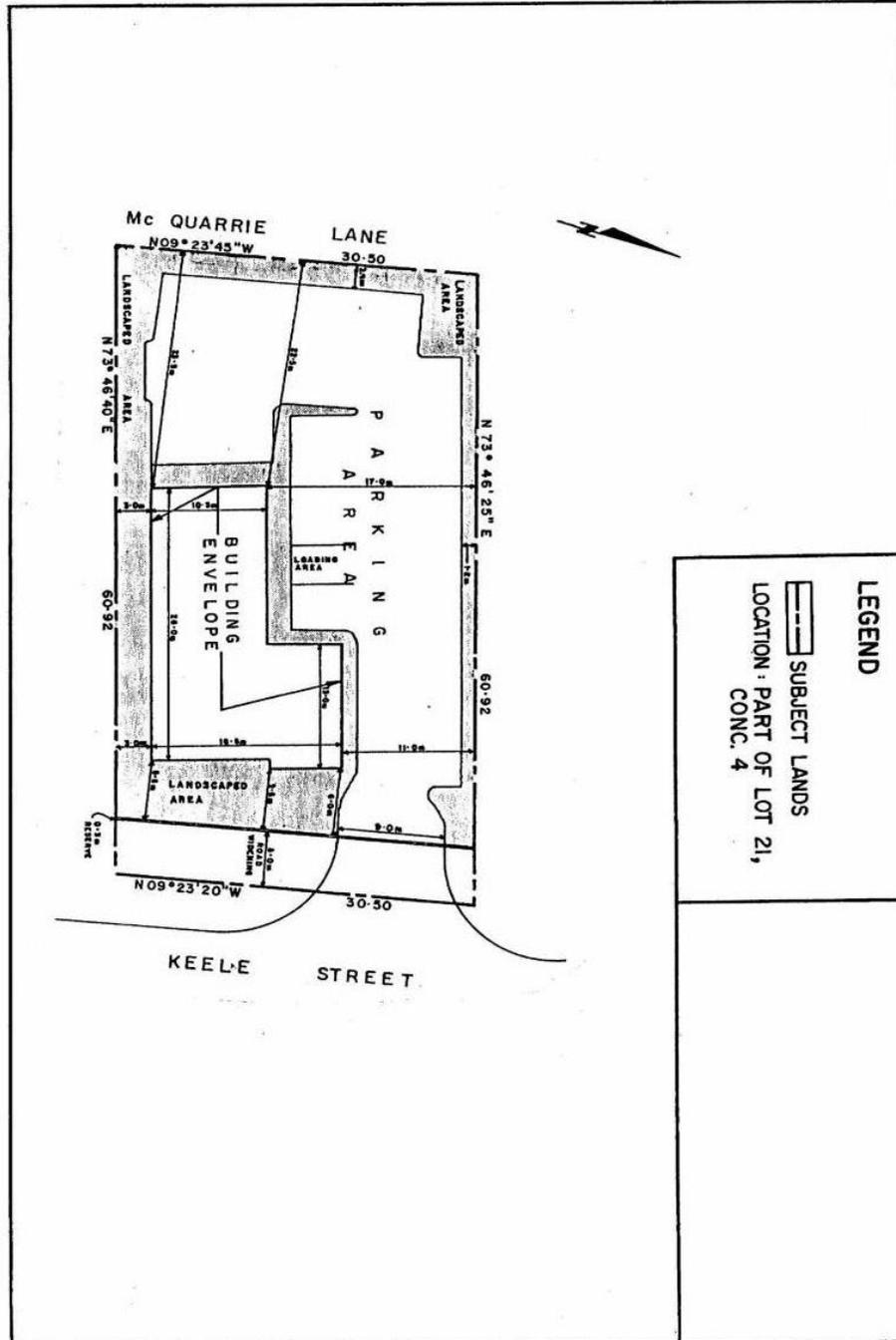
14.412

Exception Number 412	Legal Description: 10150 Keele Street
Applicable Parent Zone: NC	
Schedule A Reference: 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.412.1 Permitted Uses	
<p>1. The only permitted use shall be:</p> <p>a. Office.</p> <p>2. All basement or cellar floor area shall be used only for heating and mechanical equipment, washrooms and for storage and/or garbage storage purposes only.</p>	
14.412.2 Lot and Building Requirements	
<p>1. The areas designated as "Landscaped Area" on Figure E-756 shall be used for no other purpose than landscaping.</p> <p>2. All buildings or structures shall be located within the area shown as "Building Envelope" on Figure E-756 and shall have a maximum gross floor area of 650.0 m², provided that a basement shall not be used for the purposes of calculating the gross floor area.</p>	
14.412.3 Parking	
<p>1. All parking shall be provided in the area shown as "Parking Area" on the said Figure E-756.</p> <p>2. A maximum width of a driveway access shall be 9.0 m.</p> <p>3. A minimum size of a loading space shall be 4.4 m x 5.5 m.</p> <p>4. The loading space shall be provided in the area designated as "Loading Space" on the said Figure E-756.</p>	
14.412.4 Other Provisions	
<p>1. All garbage storage shall be internal to the building.</p>	



14.412.5 Figures

Figure E-756



LEGEND

 SUBJECT LANDS

LOCATION : PART OF LOT 21,
CONC. 4



14.534

Exception Number 534	Legal Description: 9880-9920 Keele Street
Applicable Parent Zone: R1A, RM1, RM2	
Schedule A Reference: 148, 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.534.1 Permitted Uses	
<p>1. The only permitted uses for the area shown as “R1” on Figure E-925, provided that the existing structure is maintained, shall be:</p> <ul style="list-style-type: none"> a. Day care centre; b. Office; and, c. Residential. 	
14.534.2 Lot and Building Requirements	
<p>1. Notwithstanding any subsequent severance, part lot control exemption, condominium or land division approval affecting any unit on the subject lands, for the purposes of this by-law the area labelled “RM2” on Figure E-925 shall be deemed to be a lot.</p> <p>2. The lot frontage for each unit in the area labelled “RM2” on Figure E-925 shall consist of the common frontage indicated on the figure for the RM2 Zone.</p> <p>3. The minimum lot frontages for the twenty units in the area labelled “RM2” shall be as shown on Figure E-925.</p> <p>4. The minimum lot areas for the twenty units in the area labelled “RM2” shall be as shown on Figure E-925.</p> <p>5. All residential dwellings shall be located within the area shown as Building Envelope "A" on Figure E-925.</p> <p>6. A maximum of 5 residential buildings may be constructed within Building Envelope "A" provided that no building shall contain more than 4 residential dwelling units.</p> <p>7. The minimum setback between all residential buildings shall be 3.0 m.</p> <p>8. The maximum total area covered by accessory structures shall be the lesser of 570.0 m² or 10 % of the total lot area</p>	



9. Accessory structures shall be located within the area shown as Building Envelope "B" on Figure E-925.
10. The maximum height of the accessory structures shall be 4.3 m, measured to the peak of the structures' roofs.
11. The yard requirements for a structure located within a labelled "R1" shall be as shown on Schedule E-925 for Building Envelope "C."
12. A 1.5 m high solid fence shall be located a minimum of 1.0 m from the west lot line.

14.534.3 Parking

1. Parking areas shall be located within the area shown as Building Envelope "B" on Figure E-925.
2. The minimum number of required parking spaces shall be 31.
3. The parking spaces and parking garages for the area labelled "RM2" on Figure E-925 shall be contained within the garage structures or within the areas labelled as parking spaces, as shown within Building Envelope "B."
4. The typical parking space size shall be a minimum of 2.7 m x 5.5 m.

842.1.5 Figures



Figure E-925

