



**WESTON
CONSULTING**

planning + urban design

**Communication : C 26
Committee of the Whole (2)
June 8, 2021
Item # 8**

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

June 3, 2021
File 6729-1

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
9560 & 9570 Keele Street, Vaughan
City File No. DA.16.116, 19T-15V014, OP.15.008, Z.15.034**

Weston Consulting is the planning consultant for Laurier Harbour (Keele) Inc., the registered owner of the lands at 9560 and 9570 Keele Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole for enactment on June 8, 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 27, 2020.

Further to our previous letter, we noted that the LPAT issued its Order (Case No. PL170640), dated October 10, 2019 approving a Zoning By-law Amendment for the subject lands in its final form. This site-specific Zoning By-law rezoned the lands to “*RT1 – Townhouse Residential Zone*” to facilitate the development of 19 three-storey freehold townhouse units to be served by a private common element condominium road.

Based on our review of the final draft of the Comprehensive Zoning By-Law (“CZBL”) and the PCRM, the subject lands continue to be proposed to be zoned “*R1A (EN)-1103 – First Density Residential Zone (Established Neighbourhood)*” subject to Exception 1103. As noted in our previous letter, Exception 1103 is missing the reference to the minimum lot depth of 22.4 m for Block 6 as approved in the site-specific Zoning By-law Amendment. We had requested that this site-specific permission be included in the Exception. Furthermore, we had requested that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety as a Figure T to Exception 1103.

Per Communication Number C41 in the PCRM, Planning Staff provided the following response to our previous request and letter:

“1. The subject land is located at 9560 & 9570 Keele Street.

2. *The submission is requesting review of site specific permissions.*
3. *Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions.”*

We continue to maintain that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety and that Exception 1103 of the CZBL be updated to include the minimum lot depth provision for Block 6 in accordance with the approved Zoning By-law Amendment. It is imperative that all approved site-specific permissions be included in order to ensure that the subject lands can be developed accordingly without any future amendment to the CZBL.

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. Through the PCRM, Planning Staff reviewed and acknowledged our expression of support, which we are appreciative of.

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 Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL. We 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 Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Senior Vice President

- c. Brandon Correia, Manager of Special Projects
Laurier Harbour (Keele) Inc., Client
Aaron Platt, Davies Howe LLP