

C36
COMMUNICATION
COUNCIL – June 22, 2021
CW - Report No. 32, Item 8

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: 2267 Hwy 7 & 7700 Keele Street - Written Submission
Date: June-15-21 9:16:32 AM
Attachments: [P-3036 Comprehensive ZBL Review Ltr Final.pdf](#)

From: Christine Halis <CHalis@klmplanning.com>
Sent: Monday, June 14, 2021 7:27 PM
To: Clerks@vaughan.ca
Cc: Ryan Mino <RMino@KLMPPlanning.com>; Dani Cohen <dcohen@kingproperties.ca>; Christopher Dunn [REDACTED]
Subject: [External] 2267 Hwy 7 & 7700 Keele Street - Written Submission

Good Evening,

Please find attached a letter to Council in response to Committee of the Whole's consideration of the Comprehensive Zoning By-law Review on June 8th, 2021 (Agenda Item 6.8). Can you please confirm receipt and if this communication will be placed on the Council Agenda on June 22nd.

Regards,

Christine Halis MCIP, RPP

SENIOR PLANNER

KLM PLANNING PARTNERS INC.

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SENT VIA EMAIL

File: P-3036

June 14, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Hon. Mayor Bevilacqua and Members of Council

**RE: Comments on City-Wide Comprehensive Zoning By-law (Final Draft)
Council Meeting - Tuesday June 22, 2021
In Response to Committee of the Whole Agenda Item 6.8 (Tuesday June 8, 2021)
Avenue 7 Developments Inc.
2267 Highway 7 and 7700 Keele Street
City of Vaughan**

Dear Hon. Mayor Bevilacqua and Members of Council:

On behalf of our client Avenue 7 Developments Inc., (“the client”), owner of 2267 Highway 7 and 7700 Keele Street (“the subject lands”), KLM Planning Partners Inc. (“KLM”) is pleased to provide you with the following comments on the City-Wide Comprehensive Zoning By-law (“CZBL”) (Final Draft) and the Site-Specific Zoning Exceptions that are proposed for approval.

Background:

The subject lands are located at the southwest corner of Highway 7 and Keele Street in the City of Vaughan and are comprised of two properties with a total area of approximately 5.5 hectares. They are designated “Employment Commercial Mixed Use” by Vaughan Official Plan (2010) (“VOP 2010”). 2267 Highway 7 is currently zoned C6 – Highway Commercial (Exception 784) while 7700 Keele Street is currently zoned EM1 – Prestige Industrial (Exception 1322), both subject to site-specific provisions. The existing zoning permissions on the subject lands currently allow for entirely commercial retail uses over both parcels of land, as well as a wide range of employment uses.

A request for Employment Land Conversion (“ELC”) to permit a greater range and mix of uses including residential uses on the subject lands was approved by York Regional Council on October 22, 2020, and a pre-consultation has been held with municipal staff to present master-plan level development concepts for the subject lands and determine next steps. Development applications for the subject lands will initially consist of an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, and are expected to be filed in 2021. It is expected that the approval process will take many months to complete.

Comments on Comprehensive Zoning By-law:

The subject lands are located within the areas depicted on Maps 33 and 53 of the Final Draft CZBL. Both parcels are proposed to be zoned EMU – Employment Commercial Mixed-Use and are subject to site-specific exceptions 487 (2267 Highway 7) and 958 (7700 Keele Street). Upon review of the most recent draft ZBL, site-specific exceptions, and associated staff report, we would like to comment on the transition of approvals from By-law 1-88 and their effect on forthcoming development applications.

The staff report states:

Feedback was received respecting the transition of previous and on-going site-specific approvals from By-law 1-88 to the CZBL, and the status of active and future development applications, in-progress approvals and building permits. Detailed transition provisions are included in the CZBL that focus on previously approved site specific amendments, and in-progress development applications and/or building permit applications. The transition clauses recognize previous planning approvals lawfully obtained in accordance with statutory provisions of the Planning Act. The intent of the transition provisions of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible.

We acknowledge that staff have attempted to bring the subject lands into conformity with VOP 2010, and as a result have permitted additional uses on the subject lands through the EMU Zone provisions that we do not object to.

However, the subject lands currently benefit from permissions which were legally obtained through previously approved Zoning By-Law Amendment applications (By-law 163-2009) which have been removed or limited by the current draft ZBL. It is our request that the proposed ZBL recognize all of the existing permissions which were legally obtained in addition to any additional uses staff deem appropriate, acknowledging that the lands will ultimately be re-zoned to implement a greater master plan which will be reviewed by staff and ultimately require Council approval.

In particular, employment uses such as warehousing, major manufacturing, and processing of products have been removed from the list of permitted uses when they currently exist and operate on-site. Additionally, restrictions have been placed on commercial uses including but not

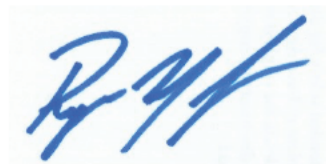
limited to health and fitness centres and supermarkets, permitting them only as part of a mixed use development and limiting their gross floor area to 30% of the entire gross floor area across the site. A health and fitness centre currently exists on the site, and a if a future expansion was planned, may be limited by such zone requirements.

By addressing this discrepancy, the instances of legal nonconforming uses created by the introduction of this By-law will be reduced. Transitioning all of the currently approved and in-force permissions will also provide more certainty to our client with respect to attracting tenants to the site or allowing existing tenants to expand while the development concept for the subject lands is further refined and goes through the proper channels for approval. Therefore, it is our request that the site-specific exceptions for these lands be carried forward in their entirety.

We understand that staff may make stylistic and technical changes to the draft CZBL prior to its approval by Council in October 2021. As such, we respectfully request that this technical change be considered and are open to further dialogue with staff on this matter.

Respectfully submitted,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner



Christine Halis, MCIP, RPP
Senior Planner