



PM Strategies Inc

Strategic Advice for City Building

COMMUNICATION C24
ITEM NO. 5
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
October 5, 2021

October 4, 2021

Mayor Bevilacqua, and Members of Council
Committee of the Whole
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

RE: 1150 Centre Street – Zoning By-law Amendment File Z.21.028

We have been retained by MCC Properties Inc., the owners of the neighbouring property at 1200 Centre Street, to review the above referenced application and advise them on solutions to potential impacts to their property from this proposal.

The property at 1200 Centre Street is occupied by a three-storey, 8,000 square foot office building, and is served by a thirty space, at-grade parking lot. The building is occupied by four tenancies (three business offices and a dental office). The parking lot is typically full throughout the day.

We have examined the Zoning Bylaw Amendment Application and related materials. Our client is generally supportive of the application as it is consistent with the broader vision for intensification along Centre Street. Over time this will lead to a more vibrant and urban streetscape.

We have however identified several areas of concern with the proposal and how it will negatively impact our client's property and potentially other surrounding properties.

Vehicular Access

The proposed development will rely entirely upon one ingress/egress point on Vaughan Boulevard. This access point is aligned with our Client's parking lot access driveway. We believe this will lead to undue conflicts and delays of vehicular movements in the peak hours and throughout much of the day.

The City of Vaughan has already restricted on street parking in the area due to neighbourhood complaints about congestion on Vaughan Boulevard.

Currently it has been observed that many vehicles use Vaughan Boulevard as a location for U-turns, or three -point turns due to the median boulevards along Centre Street, and motorists' use of Vaughan Boulevard as a turn-around point to reach their destinations along Centre Street.

Recommendation - The City consider requiring the shared driveway along the eastern side of the 1150 Centre Street property to be a right-in/right-out access to this development to dissipate the volume of traffic that otherwise would use the single access point on Vaughan Boulevard.

Parking Supply and Location

The proposed development seeks significant relief from the parking standards required by the City of Vaughan. We are not in a position to comment on the reasonableness of that portion of the proposal.

We do however note that there are existing problems in the area with overflow parking onto City streets and Vaughan Boulevard in particular. We limit our concern to the location of the proposed commercial, and shared residential/commercial parking. We suggest that many patrons of the commercial premises will prefer to find at-grade parking rather than to proceed to the underground parking areas.

We believe that this will result in patrons of 1150 Centre Street utilizing our Client's parking lot, or parking illegally on Vaughan Boulevard. They may also attempt to park on other private properties in the area.

Recommendation - The City consider requiring the provision of additional at-grade convenience parking for patrons of the commercial premises, possibly along the rear lot line of the property or in the central courtyard of the building. The proposal currently provides for just three "drop-off" parking spots in the courtyard of the building.

Proposed Commercial Uses

The applicant has proposed a lengthy list of commercial uses be permitted to operate in the development. We do support a diverse and vibrant range of businesses being located along Centre Street. However for the reasons elaborated upon previously related to our concerns about traffic movements and parking we do request that the City expressly prohibit uses that are likely to generate parking demand that will not be likely to utilise the proposed on-site underground parking.

Recommendation - Delete *Eating Establishment, Convenience* , and *Eating Establishment, Take-out*, as permitted uses and expressly forbid these uses.

We suggest that these two types of establishments have the greatest likelihood of aggravating traffic congestion and parking concerns due to the short stay and high turnover nature of this type of businesses. We believe it is foreseeable that patrons of these establishments will be less likely to park underground and navigate stairs or elevators to access the business premises.

Given the rise of numerous food delivery businesses it can be expected that these types of establishments will generate more traffic by these food couriers. We believe these drivers would tend to avoid using underground parking and the delays and inconvenience this would cause them.

Summary

MCC Properties are generally supportive of the proposed development at 1150 Centre Street. They do however have serious concerns about the impact of the development on the access to and functioning of their property.

We believe future traffic congestion on Vaughan Boulevard may impede access to their property. Also the location of virtually all parking on the site in the underground will result in spillover unauthorised parking on my Client's property, City streets, and other private properties.

The type of commercial businesses that will locate in the development may have an impact on traffic congestion and spillover parking that will negatively impact our Client's property. We are concerned about the potential operation of convenience and take-out food Eating Establishments in the proposed development and believe they should be prohibited from the new building.

We offer our comments and recommendations in the spirit of co-operation and constructive criticism in order to achieve a better development on the subject site.

Yours sincerely,

A handwritten signature in blue ink that reads "PM Strategies Inc." in a cursive, flowing script.

PM Strategies Inc.

Peter Milczyn, B.Arch. MRAIC

cc. Client