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COMMUNICATION
COUNCIL – October 20, 2021
CW (2)- Report No. 46, Item 9

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: Comments on the Final Draft – Comprehensive Zoning By-Law Review - 7733 Keele Street
Date: October-15-21 9:29:32 AM
Attachments: [2021.10.13 - Letter to Vaughan re Zoning By-law 001- 2021.pdf](#)

From: Joshua Papernick <jpapernick@westonconsulting.com>
Sent: 14 October 2021 11:22 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: Alfiya Kakal <akakal@westonconsulting.com>; Ryan Guetter <rguetter@westonconsulting.com>; Linpan Li <linpan@addington.ca>
Subject: [External] Comments on the Final Draft – Comprehensive Zoning By-Law Review - 7733 Keele Street

Good morning Todd,

Weston Consulting is the planning consultant for 2112443 Ontario Limited, the registered owner of the lands located at 7733 Keele Street in the City of Vaughan. On their behalf, we are submitting a letter commenting on the City's final Draft of its Comprehensive Zoning By-Law Review.

Thank you for the opportunity to provide these comments. We request to be notified of any future reports, meetings, and/or decisions regarding this matter. At your earliest convenience, please confirm receipt of this letter.

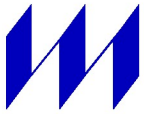
Please let me know if you have any questions or concerns.

Regards,

JOSHUA PAPERINICK, MSc, MPI
PLANNER

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City of Vaughan
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Vaughan, ON L6A 1T1

October 13, 2021
File 9592-1

Attn: City Clerk

**RE: City of Vaughan Zoning By-law 001- 2021
Committee of the Whole (Public Meeting)
7733 Keele Street
City File No. PAC.21.067**

Weston Consulting is the planning consultant for 2112443 ONTARIO LIMITED, the registered owner of the lands located at 7733 Keele Street in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed "The Comprehensive Zoning By-law 001- 2021" and associated Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on October 13, 2021, representing the third and final phase of the Comprehensive Zoning By-law Review process. This letter serves as a response to these documents.

21122443 Ontario Limited seeks to redevelop the subject lands with a 14-storey mixed use building consisting of residential GFA of 25,153 m², and retail GFA of 1,410 m². This development concept was discussed through a formal PAC meeting that was held on July 20th 2021.

Based on our review of Zoning By-law 001-2021, the subject lands are zoned as "*EMU – Employment Commercial Mixed-Use Zone*" per Schedule A - Map 54. We understand that this designation does not permit residential uses. While we acknowledge that the *EMU* zoning is consistent with the current Official Plan designation, the owners are seeking further development permissions through future applications.

Furthermore, we understand that there are permissions in place to allow for mixed-use residential developments on the north side of Highway 7 which have been secured by way of an employment land conversion request approved through the Municipal Comprehensive Review (MCR) process. Given the ongoing discussions regarding the redesignation of the subject lands we believe that the subject lands are uniquely positioned to be redesignated from their current employment use in order to permit residential and commercial uses, and that future applications will more appropriately reflect desired uses.

It is our opinion that the subject lands should be redesignated to an appropriate *Mixed-Use Zone* that more accurately reflects the context of the Keele Street and Highway 7 intersection. We

reserve the right to provide further comments 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 October 13, 2021. 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 308 or Joshua Papernick at extension 318 should you have any questions regarding this submission letter.

Yours truly,

Weston Consulting

Per:



Alfiya Kakal, HBA, MPI, RPP
Senior Planner

c. Ryan Guetter, Weston Consulting
Linpan Li, Addington Developments