

C117
COMMUNICATION
COUNCIL – October 20, 2021
CW (2)- Report No. 46, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: Comments on the Final Draft – Comprehensive Zoning By-Law Review - 9560-9570 Keele Street
Date: October-14-21 10:53:45 AM
Attachments: [Outlook-tlqps4xw.png](#)
[2021.10.13 - 9560 & 9570 Keele St - Vaughan Comprehensive Zoning Review Submission Letter.pdf](#)

From: Steven Pham <spham@westonconsulting.com>
Sent: Thursday, October 14, 2021 9:44 AM
To: Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca
Cc: Ryan Guetter <rguetter@westonconsulting.com>; Charles Vallance (charlesvallance@laurierhomes.com) <charlesvallance@laurierhomes.com>; Aaron Platt <AaronP@davieshowe.com>; philliprubinoff@laurierhomes.com; Brandon Correia <Brandon.Correia@vaughan.ca>
Subject: [External] Comments on the Final Draft – Comprehensive Zoning By-Law Review - 9560-9570 Keele Street

Good morning Todd,

I hope you're doing well.

Weston Consulting is the planning consultant for Laurier Harbour (Keele) Inc., the owner of the properties municipally known as 9560 & 9570 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. This letter is intended as a follow-up to our previous letter dated June 3, 2021.

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.

If you have any questions or concerns about our letter, please contact me via email or phone.

Kind regards,

STEVEN PHAM, HBSc, MScPI

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

October 13, 2021
File 6729-1

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Updated 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 Updated Public Comments Response Matrix (“PCRM Update”) together with the final Draft of the Comprehensive Zoning By-Law and Staff Report prepared by Planning Staff that was presented to the Committee of the Whole for enactment on October 13, 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated June 3, 2021.

We have reviewed the final draft of the Comprehensive Zoning By-Law (“CZBL”) and the PCRM Update prepared by City Staff ahead of the October 13 Committee of the Whole Meeting, and acknowledge the latest response provided by Staff per Communication Number C26:

- 1. The submission refers to active OLT/LPAT case PL170640, for the ongoing review of 19 three-storey freehold townhouse units on a common element road. The submission requests that exception 14.1103 include missing references to lot depth, and that consideration of the entire LPAT approved by-law be re-visited.*
- 2. Staff have reviewed the by-law and recommend minor changes to reflect this approval for accuracy and consistency.*

We acknowledge that the entire LPAT approved By-Law was included within Exception 1103. We also acknowledge that Staff have recommended minor changes to reflect this approval for accuracy and consistency. However, based on our review, we note that Exception 1103 is still 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 previously requested that this site-specific permission be included in the Exception.

We had also requested that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety as a Figure T to Exception 1103. We recognize that Figure E-1615 was included in the CZBL to this effect; however, the text of Exception 1103 does not reference this figure. We request that Planning Staff revise the text of Exception 1103 to clarify that its provisions apply to the lands as shown on Figure E-1615.

We further note that we are currently coordinating with City Staff and legal counsel to present a minor modification to the Tribunal's final Order, which implemented the site-specific Zoning By-Law Amendment. We submit that as the Zoning By-law Amendment for the Subject Lands received approval in principle by the LPAT on October 10, 2019, the Subject Lands fall under transition provision 1.6.3.4 of the final CZBL. We are supportive of this provision and submit that under this provision, there will be a process to incorporate the amended final Order into the CZBL once the Tribunal has approved the minor modification.

Summary

We continue to maintain 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, and that the administrative minor modifications, once ordered by the Tribunal, be incorporated. 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.

Furthermore, we request that the text of Exception 1103 be revised to provide clarity that its provisions apply to the lands as shown on Figure E-1615 in the CZBL.

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 and for staff consideration. 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
Executive Vice President

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