

March 15, 2022

VIA EMAIL

Mayor Maurizio Bevilacqua and Members of City Council
Corporation of the City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**C284
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (1) - Report No. 9, Item 1**

Your Worship and Members of Council:

**Re: City-Wide Comprehensive Zoning By-law 001-2021
Z.21.052 – Repeal and Replace Transition Provisions
Council Meeting – March 22, 2022
Property Address: 8555, 8811, & 9151 Huntington Road, 6560 & 6880
Langstaff Road**

We are counsel for Anatolia Block 59 Developments Limited (“**Anatolia**”), the owner of the lands known municipally as 8555, 8811, & 9151 Huntington Road, 6560 & 6880 Langstaff Road in the City of Vaughan (the “**Lands**”). Anatolia has filed an appeal of the City of Vaughan (the “**City**”) City-Wide Comprehensive Zoning By-law 001-2021 (the “**Comprehensive ZBL**”).

On behalf of Anatolia, we have reviewed the Staff Report dated March 1, 2022 which was presented to the Committee of the Whole at a meeting on March 1, 2022. This Report contained certain proposed transitional provisions (the “**Transitional Provisions**”; section 1.6) to the Comprehensive ZBL.

We are writing to provide Anatolia’s concerns with the proposed alterations to the Comprehensive ZBL.

Anatolia filed its appeals of the Comprehensive ZBL specifically in respect of a development on the Lands described above. As part of the approval process, Anatolia had obtained certain site-specific zoning by-laws, being Nos 006-2021, 007-2021, and 008-2021. Neither the Comprehensive Zoning By-law nor the Transitional Provisions recognize these approved by-laws.

In addition, under section 1.6.4 of the Transitional By-laws, Section 1.6 shall be repealed in its entirety ten years after October 20, 2021. If the entire development is not completed in this time, former Zoning By-law No. 1-88 will cease to apply to the Lands and the Lands would

Royal Building
277 Lakeshore Road East, Suite 211
Oakville ON L6J 1H9



Toronto Meeting Rooms
Brookfield Place, 161 Bay Street, Suite 2700
Toronto ON M5J 2S1

then be subject to the Comprehensive ZBL. As the Comprehensive Zoning By-law does not include or appear to propose to include reference to the previously issued approvals, this would result in the approved development becoming legal non-conforming.

Anatolia respectfully encourages the City to rezone the lands in the Comprehensive ZBL to be consistent with the approvals issued for the Lands or, in the alternative, provide a clear mechanism in which the Comprehensive ZBL incorporates approvals issued under former Zoning By-law 1-88.

For the reasons stated above and as set out in our appeal of the Comprehensive ZBL, we wish to express our client's continued concerns regarding proposed revisions to the Transitional Provisions.

We thank you for the opportunity to provide comments and request confirmation of receipt of these submissions.

Yours very truly,

A handwritten signature in black ink that reads "R. D. Cheeseman". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Russell D. Cheeseman

RDC/saf

Encl.

Cc: Anatolia Block 59 Developments Limited