

May 10, 2022

By E-Mail Only to *clerks@vaughan.ca*

His Worship Mayor Maurizio Bevilacqua and Members of Council
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attention: Todd Coles, City Clerk

Your Worship and Members of Council:

**Re: Committee of the Whole, May 10, 2022
City-Wide Comprehensive Zoning By-law 001-2021 (the “New ZBL”)
Site Specific Amendments Proposed to By-law 001-2021
Submission of The Q Towers General Partner Inc.**

We are counsel to The Q Towers General Partner Inc. (“**Q Towers**”), which has an interest in lands at the southwest corner of Major Mackenzie Drive West and Fossil Hill Road, known as Part of Lot 20, Concession 6 and 77 to 87 Woodstream Boulevard (the “**Subject Lands**”). Q Towers is an Appellant in the Ontario Land Tribunal proceeding concerning the New ZBL.

On behalf of Q Towers, we are writing to provide our comments on the Staff Report, dated May 10, 2022, addressing, among other things, site-specific amendments to the New ZBL proposed by the City (the “**Staff Report**”). Despite the fact that our client is an Appellant in the OLT proceeding regarding the New By-law, we received no prior notice that the Staff Report was being considered by the Committee of the Whole today.

The purpose of this letter is to express our client’s concern regarding the proposed revisions, for which it has not been provided a copy of any draft Zoning By-law Amendment(s) (the “**Proposed Amendments**”) despite submitting a request to review such on March 21, 2022. It is also to request notice of all future amendments to the New ZBL.

The Staff Report indicates that, “the site-specific amendments to the CZBL as shown in Attachment 2 of this Report are intended to ensure that current and future owners and tenants are not adversely impacted by legal non-conforming status or discrepancies between Zoning By-law 1-88, as amended for these specific sites, and the CZBL.”

Regrettably, because no draft Zoning By-law Amendments have been made available for review, Q Towers cannot determine whether the changes contemplated would remedy the negative impacts the New ZBL has had on its properties to date.

As a result, Q Towers advises that it retains its right to appeal any By-law(s) that may be drafted and enacted as a means of implementing the recommendations of the Staff Report.

Please ensure the undersigned and Alex Lusty, at alexl@davieshowe.com, receive notice of all future public meetings and staff reports relating to amendments to the New ZBL on the same day that notice is given to the public.

We thank you for the opportunity to provide comments and kindly request confirmation of receipt of these written submissions, along with notice of all future steps in this matter.

Yours truly,
DAVIES HOWE LLP



Robert G. Miller

RGM:AL

copy: Ms. Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Ms. Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate
Ms. Candace Tashos, Legal Counsel
Mr. Nick Spensieri, City Manager
Mr. Haiqing Xu, Deputy City Manager, Planning and Growth Management
Mr. Brandon Correia, Manager of Special Projects, Planning and Growth Management
Mr. Elvio Valente, Building Standards, Manager, Zoning Services and Zoning Administrator
Ms. Rosemarie Humphries, R.P.P., M.C.I.P., Humphries Planning Group Inc.
Client