

May 12, 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: City Council Meeting May 17, 2022
City-Wide Comprehensive Zoning By-law 001-2021 (the “New ZBL”)
Site Specific Amendments Proposed to By-law 001-2021
Submission of Condor Properties Ltd. (“Condor Properties”)**

We are counsel to Condor Properties, which manages the lands listed in **Appendix A**. Condor Properties is an Appellant in the Ontario Land Tribunal (the “**OLT**”) proceeding concerning the New ZBL.

On behalf of Condor Properties, 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 on May 10, 2022.

The purpose of this letter is to express our client’s concern regarding the proposed revisions, for which it has not been able to review any draft Zoning By-law Amendment(s) (the “**Proposed Amendments**”). 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.*”

The Staff Report also indicates that “*an amendment to Section 14.2 of the CZBL would ensure that the requirements of the CZBL will not apply lands subject to an MZO. Section*

15.1 of the CZBL is proposed to be amended to exclude from the repeal of Zoning By-law 1-88, as amended, lands subject to an MZO, so that the MZO can be implemented in its full Zoning By-law 1-88 context. Schedule A is also proposed to be amended to identify the MZO Ontario Regulation number for clarification purposes.”

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

As a result, Condor Properties 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 Jamie Cole, at jamiec@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: go

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

Appendix A: Subject Lands

1. **Country Wide Homes (Pine Valley Estates) Inc.**
Part of Lots 23 and 24, Concession 7
2. **Country Wide Homes (Teston Road) Inc.**
Part of Lot 25, Concession 7
3. **Country Wide Homes Woodend Place Inc.**
Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42
Registered Plan 65M-4149
4. **Fenmarcon Developments Inc.**
Part of the East Half of Lot 28, Concession 5
5. **Kleindor Developments Inc.**
All of Block 200, Plan 65M-4383
6. **Silverpoint (Peninsula) Inc., Silverpoint Peninsula Inc.**
Blocks 90, 91 and 92, Plan 65M-4266