

C8
COMMUNICATION
COUNCIL – May 17, 2022
CW (2) - Report No. 24, Item 14

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] P-2172 - Z.21.052 - Committee of the Whole - May 10, 2022 - General and Site Specific Amendments to the City-Wide Comprehensive Zoning By-law 001-2021
Date: May-13-22 9:10:09 AM
Attachments: [P-2172 - Submission - Z.21.052 - General and Site Specific Amendments to CZBL 01-2021 - 2022-05-12.pdf](#)

From: Aidan Pereira <APereira@klmplanning.com>
Sent: Thursday, May 12, 2022 5:50 PM
To: Clerks@vaughan.ca; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Brandon Correia <Brandon.Correia@vaughan.ca>
Cc: Graziano Stefani <gstefani@goldparkgroup.com>; Gerard C. Borean, J.D. <gborean@parenteborean.com>; Mark Yarranton <MYarranton@KLMPlanning.com>
Subject: [External] P-2172 - Z.21.052 - Committee of the Whole - May 10, 2022 - General and Site Specific Amendments to the City-Wide Comprehensive Zoning By-law 001-2021

Good afternoon,

On behalf of our client, Prima Vista Estates Inc. and 840999 Ontario Limited c/o Goldpark Group, please see the attached correspondence in regards to the General and Site Specific Amendments to the City-Wide Comprehensive Zoning By-law 001-2021 staff report brought before Committee of the Whole on May 10th, 2022. Please confirm receipt.

Additionally, please ensure to add the following emails to the notification list for any future updates or meetings in respect to this matter.

- gstefani@goldparkgroup.com
- gborean@parenteborean.com
- myarranton@KLMPlanning.com
- apereira@klmplanning.com

Regards,

Aidan Pereira

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KLM File: P-2172

May 12, 2022

Sent by E-mail to clerks@vaughan.ca

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

Attention: Mayor Bevilacqua and Members of Council

**Re: Committee of the Whole – May 10, 2022 – Agenda Item No. 14
General and Site-Specific Amendments to Comprehensive Zoning By-law 001-2021 -
Zoning By-law Amendment Z.21.052
Prima Vista Estates Inc. (“Prima Vista”) and 840999 Ontario Limited (“840”)
c/o Goldpark Group & Gerard Borean**

KLM Planning Partners Inc. submits the following on behalf of our client, Prima Vista and 840 c/o Goldpark Group with respect to the above noted matter. We note, that our client is an appellant in the Ontario Land Tribunal (“OLT”) proceedings regarding the City of Vaughan Comprehensive Zoning By-law 001-2021 (“CZBL” or “By-law 1-21”) and we received no prior notice that a Staff Report was being considered by the Committee of the Whole.

We have reviewed the Committee of the Whole Report and recommendation with respect to the General and Site-Specific Amendments to CZBL. We continue to express our client’s position that they wish to exclude their lands from the CZBL and remain subject to By-law 1-88 or that a site-specific exception or transition provisions are crafted to address our client’s circumstances. The purpose of this letter is to outline our client’s concerns with the proposed amendments under Zoning By-law Amendment Z.21.052.

The Staff Report outlines:

- 1) *“The site-specific amendments to the CZBL as shown on 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.”*
- 2) *“The amendments to the CZBL in Attachment 3 of this Report will provide clarity with respect to permitted uses, definitions, lot and building requirements, notes, tables, and special provisions.”*

Unfortunately, we are unable to complete a fulsome review to understand the full extent of the amendments under Zoning By-law Z.21.052 as the Staff Report does not include any of the Section 14 Site-Specific Exceptions for the applicable lands being amended nor a copy of an updated CZBL with the revised definitions and provisions being proposed. Without this pertinent information being provided we

are unable to determine whether the changes contemplated would result in any negative impacts to our clients' lands.

As a result, Prima Vista and 840 c/o Goldpark Group 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.

Thank you for the opportunity to provide comments and would request that you provide notice of future steps and any future Committee meetings dealing with this issue. We look forward to the opportunity to work with staff towards resolving these issues prior to adoption. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Aidan Pereira
Senior Planner

cc: Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brandon Correia, City of Vaughan
Graziano Stefani, Gold Park Group
Gerard Borean, Parente Borean
Mark Yarranton, KLM Planning Partners Inc.