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VIA EMAIL

May 16, 2022

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

Attention: Todd Coles, City Clerk

Dear Mr. Mayor and Members of Council;

**RE: Committee of the Whole (2) Report – May 10, 2022
Item No. 4.14 – GENERAL AND SPECIFIC AMENDMENTS TO
COMPREHENSIVE ZONING BY-LAW 001-2021
ZONING BY-LAW AMENDMENT FILE Z.21.052**

I am the solicitor for Cortel Group, which through related corporations (“Cortel Group of Companies”) owns and is pursuing the development of a number of properties located throughout the City of Vaughan. A list of these related corporations making up the Cortel Group of Companies and the properties owned for the purposes of this comment letter is set out in the attached Schedule “A”.

The Cortel Group of Companies are appellant parties to the appeals of the City of Vaughan Comprehensive Zoning By-law 001-2021 (“CZBL”) being heard as OLT Case No.: OLT-22-002104. I am writing on behalf of the Cortel Group of Companies to provide initial comment on amendments that have been proposed to the CZBL, which are described in the report attached item 4.14 of the Council Agenda for the May 17, 2022 Council Meeting.

Based on the description provided in the staff report and related attachments, the Cortel Group of Companies feel that it is possible many of the proposed changes are likely to be positive or unproblematic.

However, as a draft by-law specifically showing the proposed amendments has not yet been made available for review, the Cortel Group of Companies are, at this time,



unable to confirm that they do not have concerns with the changes. The only draft By-law that has been made available in respect of this item (Number 095-2022), deals with a site specific amendment to Part 14.0 that does not concern the Cortel Group of Companies. The balance of the proposed changes have not been reflected in any draft by-laws that have been made available for review.

The Cortel Group of Companies therefore hereby provide this correspondence to preserve their appeal rights should a by-law be brought forward to deal with the balance of the changes described in the staff report and reserve their right to provide additional comments when and if a further draft by-law is made available for review by the public.

We trust this is satisfactory, however if you have any questions or require additional information, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

Per: Quinto M. Annibale

QMA/br



SCHEDULE “A”

1. Cortel Group Inc. – Various Properties including an interest in 1950, 1970, 2160, 2180 and 2200 Highway 7 and 137 Bowes Road and 11260 and 11424 Jane Street.
2. Rutherford Land Development Corp – 2901 Rutherford Road and 401 Caldari Road
3. Royal 7 Developments – 2920 Highway 7
4. Hollywood Princess Convention and Banquet Centre Inc. – 2800 Highway 7
5. MCN (Pine Valley) Inc. – 12011 Pine Valley Road