



**COUNCIL MEETING – MAY 17, 2022  
COMMUNICATIONS**

		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
<b><u>Distributed May 13, 2022</u></b>				
C1.	Bryan Purcell, The Atmospheric Fund, Elizabeth Street, Toronto, dated May 2, 2022.	21	1	Committee of the Whole
C2.	Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 10, 2022.	24	14	Committee of the Whole
C3.	Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 10, 2022.	24	14	Committee of the Whole
C4.	Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 10, 2022.	24	1	Committee of the Whole
C5.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated May 11, 2022.	21	1	Committee of the Whole
C6.	Natalie Lam, Malone Givens Parsons, Renfrew Drive, Markham, dated May 12, 2022.	24	14	Committee of the Whole
C7.	Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 12, 2022.	24	14	Committee of the Whole
C8.	Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 12, 2022.	24	14	Committee of the Whole
C9.	Grant Uyeyama, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 13, 2022.	24	1	Committee of the Whole
C10.	Grant Uyeyama, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 13, 2022.	24	1	Committee of the Whole
<b><u>Distributed May 16, 2022</u></b>				
C11.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.	24	14	Committee of the Whole
C12.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.	24	14	Committee of the Whole
C13.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.	24	14	Committee of the Whole

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

**Please note there may be further Communications.**

**COUNCIL MEETING – MAY 17, 2022  
COMMUNICATIONS**

		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
C14.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated May 17, 2022.	25	10	Committee of the Whole (Closed Session)
C15.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.	24	14	Committee of the Whole
C16.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.	24	14	Committee of the Whole

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**Please note there may be further Communications.**

**Committee of the Whole**

City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

May 02, 2022.

**Re: Committee of the Whole Agenda Item 6.1 – Sustainability Metrics Program Update**

Dear City of Vaughan Committee of the Whole Members,

The Atmospheric Fund (TAF) is a regional climate agency based in the Greater Toronto Hamilton Area (GTHA) supporting a net-zero future. TAF is pleased to see Vaughan moving forward with its Sustainability Metrics Program. The program follows Vaughan's 2019 Climate Emergency Declaration. Given that buildings account for [46% of carbon emissions](#) in York Region, it is vital to ensure future buildings are designed to meet energy efficiency targets that account for the future impacts of the climate crisis and population growth.

We thank staff for engaging us and for their important work on developing these metrics. We are encouraged to see the harmonization of metrics across multiple cities and the use of absolute targets.

However, as drafted, **Vaughan's Sustainability Metrics program will have little or no impact on the city's carbon emissions.** The critical issue is that there are no minimum energy or carbon performance requirements. Without strengthening these metrics, Vaughan will not be able to reduce its carbon emissions from buildings before 2030 or achieve other city priorities, like improved health and resilience.

Excluding minimum energy and carbon requirements puts Vaughan at risk of misaligning with surrounding jurisdictions such as Brampton as well as other leading jurisdictions such as Whitby, Ajax, and Toronto. As a result, developers will be subject to inconsistent standards in the region. Alignment with other municipalities in Peel and York regions to harmonize sustainability metrics would greatly benefit all stakeholders. **TAF strongly recommends Vaughan set minimum energy performance requirements.** Making energy efficiency requirements voluntary will not lead to significant emissions reductions, undermining the broader purpose of the Sustainability Metrics program.

**TAF recommends implementing scheduled updates for the program, similar to Brampton's.** The City of Brampton intends to increase its energy efficiency requirements in 2024 and 2028. Other jurisdictions, such as Whitby and Toronto, also have scheduled updates outlined in their green standards. Publishing a clear update schedule will allow for industry to adjust to the new requirements and prepare for increased efficiency requirements over the coming years.

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**TAF also recommends strengthening the program's EV charging targets.** The program's EV charging targets lag behind those outlined in other leading GTHA green standards. Ajax recently set a minimum standard for EV ready parking of 50% for mid- to high-rise residential projects with over 20 parking spots. Toronto similarly set requirements of 100% EV ready parking spots in all new residential developments. We recommend the city report back to Council in 2023 on the possibility of setting a more ambitious EV charging requirement to keep Vaughan aligned with leading jurisdictions in the GTHA. A recent [study](#) found that it is about **five times more expensive** to retrofit buildings for EV charging than to include it at the point of construction. Further, the federal government announced in its [2022 budget](#) that it plans to introduce an EV sales mandate requiring 20% of new light-duty vehicle sales be zero emission vehicles by 2026 and 60% by 2030. Thus, future buildings must be built to accommodate the coming EV transition.

**TAF strongly recommends altering Vaughan's proposed Sustainability Metrics to include mandatory minimum energy performance standards.** These standards are essential to ensuring an effective policy that will reduce carbon emissions. Given the urgency of climate change, now is the time to act and take bold leadership. TAF is eager to support Vaughan in updating the City's Sustainability Metrics as you undertake this exciting project. If you have any questions, we're happy to help.

Sincerely,

Bryan Purcell



VP of Policy and Programs  
The Atmospheric Fund

## About the Atmospheric Fund

The Atmospheric Fund (TAF) is a regional climate agency that invests in low-carbon solutions for the Greater Toronto and Hamilton Area (GTHA) and helps scale them up for broad implementation. Please note that the views expressed in this submission do not necessarily represent those of the City of Toronto or other GTHA stakeholders. We are experienced leaders and collaborate with stakeholders in the private, public and non-profit sectors who have ideas and opportunities for reducing carbon emissions. Supported by endowment funds, we advance the most promising concepts by investing, providing grants, influencing policies and running programs. We're particularly interested in ideas that offer benefits in addition to carbon reduction such as improving people's health, creating local jobs, boosting urban resiliency, and contributing to a fair society.

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 ZZEN Group of Companies Ltd. (“ZZEN Group”)**

We are counsel to ZZEN Group, which manages the lands listed in **Appendix A**. ZZEN Group is an Appellant in the Ontario Land Tribunal proceeding concerning the New ZBL.

On behalf of ZZEN Group, 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 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.”

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

As a result, ZZEN 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.

Please ensure the undersigned and Alex Lusty, at [alexl@davieshowe.com](mailto: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

## Appendix A

- In the vicinity of Weston Road and Ashberry Boulevard, being described as Block 181, Plan 65M-3391 and also known as Lot 18, Concession 5.
- In the vicinity of Major Mackenzie Drive and Highway 400, being described as Block 223, Draft Approved Plan 19T-97V37 or also known as Part of Lot 20, Concession 5.
- In the vicinity of Zenway Boulevard and Highway 27 being described as Lot 7, Concession 9.
- Lands west of Highway 27 on the south side of Milani Boulevard, being Part of Block 41 and Blocks 2, 3 and 4 on Registered Plan 65M-3627, in Lot 8, Concession 9.
- 6100 - 6260 Highway 7 and 7990 Highway 27.
- 7551 Huntington Road and 6701 Highway 7.
- 6535 Langstaff Road.
- 8631 Highway 50.
- 250 - 251 New Enterprise Way.

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.”



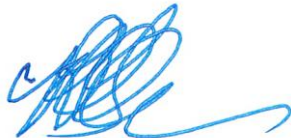
Regrettably, because no draft Zoning By-law Amendments have been made available for review, Q Towers cannot determine whether the changes contemplated would remedy the negative impacts the New ZBL has had on its properties to date.

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](mailto: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



**C4**  
**COMMUNICATION**  
**COUNCIL – May 17, 2022**  
**CW (2) - Report No. 24, Item 1**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL

KLM File: P-3051

May 10, 2022

**Office of the City Clerk**  
**Vaughan City Hall**  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**Attention:** **City Clerk and Honourable Mayor & Members of Council**

**RE:** **Statutory Public Meeting – May 10, 2022**  
**Vaughan City-Wide Development Charges Update, and**  
**Community Benefits Charge Strategy**

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On behalf of our client, Block 60 (West) Landowners Group Inc., the owners of lands in the West Vaughan Employment Area Secondary Plan; KLM Planning Partners Inc. is writing to you as their Planning Consultant to advise you of the Owners interest in the City of Vaughan's proposed City-Wide Development Charges Update, which was documented in the Committee of the Whole Report dated April 12, 2022, and is the subject of the statutory Public Meeting on May 10, 2022.

Please accept this letter as the owner's formal request to receive Notice for all future meetings concerning this matter. Furthermore, our client reserves their right to provide further comment on this matter in the future upon further review.

Respectfully submitted,  
**KLM PLANNING PARTNERS INC.**

A blue ink signature of Ryan Virtanen, written in a cursive style.

**Ryan Virtanen, BES, MCIP, RPP**  
**Partner**

Copy to: Block 60 (West) Landowners Group Inc.  
Lindsay Moore, SCS Consulting Group Ltd.



**DATE:** May 11, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning & Growth Management

**RE:** COMMUNICATION – Council, May 17, 2022

Report #21, Item #1  
SUSTAINABILITY METRICS PROGRAM UPDATE FILE 22.4.3

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## 1. Purpose

The purpose of this Communication is to inform Mayor and Members of Council on how solar panels and photovoltaics (PV) are recommended as a renewable energy technology through the Sustainability Metrics Program (SMP). The current Municipal Energy Plan (MEP) Revision will evaluate how solar panels, PVs and other alternative energy performance metrics can be used to contribute to the City's Greenhouse Gas (GHG) emission reduction targets. The recommendations from the MEP revision will be presented to Council for endorsement in Q1 2023.

## 2. Background

### a. Energy and Heat Island Effects Sustainability Metrics

Solar and PV panels are types of renewable energy technologies. PV panels convert thermal energy into electricity, whereas solar panels convert solar radiation into heat. Renewable energy technologies are identified throughout the suite of metrics but are one of many tools that contribute to greater building efficiency and resilience. Nine of the fifty-two (52) metrics offered through the updated SMP contribute to creating more efficient buildings. City staff will continue to examine a minimum energy performance requirement to align with partner municipalities in order to achieve Vaughan's climate targets.

### b. Municipal Energy Plan Revision

The City is currently updating the MEP to identify opportunities to reduce GHG emissions per capita by half of the 2013 levels by 2030 as identified by Action #4 of the 2019 Council Climate Emergency Declaration and to meet the target of net-zero emissions by 2050. The MEP is examining different energy alternatives needed to meet Council's targets for Vaughan, and the sustainability metrics are implementation tools that support these actions. In addition, the MEP Revision will examine the need to retrofit existing private and public buildings to improve energy efficiency.

### **3. Analysis**

#### Private Development

At pre-consultation meetings (PACs) for development applications, applicants are advised of the SMP and of the requirement to submit a sustainability metrics scoring tool as part of a complete application. With Council's endorsement of the updated SMP and threshold scores, all new applications will be required to meet the updated bronze threshold scores outside of intensification areas, and silver threshold scores within intensification areas, once the updated web-form scoring tool comes into effect by Q1 2023. The discussion between City staff and applicant is an iterative process and opportunities to implement sustainable design features are assessed on a site-by-site basis.

For example, the following sustainable design features can be applied to low-rise industrial buildings with larger roof surfaces:

- solar or PV panels to reduce heating and cooling costs
- passive green or cool roof treatments to reduce heat island effect of buildings

Policy Planning and Special Programs (PPSP) staff will continue to coordinate with applicants and City staff to identify opportunities to implement sustainable design features throughout the development application process.

#### Public Development

In 2008, Council adopted the Corporate Green Building Policy that reflects the City's commitment to encouraging sustainable construction practices aligned with the Leadership in Energy and Environmental Design (LEED™) certification process. PPSP staff have been working collaboratively with the Infrastructure Delivery staff in Facilities Management to promote and implement energy efficient buildings and design following actions in Green Directions Vaughan, 2019 and the City-wide Urban Design Guidelines, 2018.

The City is building Carrville Community Centre & Library and Fire Hall 7-12 to meet CAGBC Net Zero Carbon certification. City staff are also retrofitting Fire Hall 7-1 to be a zero-carbon building by 2023. Solar or PV panels have not been implemented to this date on City projects, but staff are currently looking for implementation opportunities. To move this initiative forward, City staff will formalize the corporate green building policy.

### **4. Conclusion**

As the form of development changes in the City of Vaughan, more attention to building efficiency is needed with respect to reducing and conserving energy, renewing the loss of thermal energy, or producing electricity. There are multiple opportunities through the development planning process to implement sustainable building design features. Solar and PV panels are renewable energy technologies that can conserve heat or produce electricity and contribute to sustainable community development.

The City of Vaughan is leading by example by:

- mandating LEED Gold™ certification or higher for all City buildings;
- endorsing the updated SMP and associated threshold scores as a mandatory requirement in the development review process;

- continuing to examine a minimum energy performance requirement as part of the SMP; and,
- revising the Municipal Energy Plan.

For more information, contact Ruth Rendon, Senior Environmental Planner, ext. 8104

**Approved by**

A handwritten signature in black ink, appearing to read "Haiqing Xu". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Haiqing Xu  
Deputy City Manager, Planning & Growth Management

May 12, 2022

*MGP File: 15-2436, 16-2464, 17-2595, 18-2740*

Mayor and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mayor Bevilacqua and Members of Council:

**RE: General and Site-Specific Amendments to Comprehensive Zoning By-law 001-2021  
May 10, 2022 Committee of the Whole (2) Report  
Comments from Nashville Developments (South) Inc.  
Nashville Medium Density Block - Vicinity of Huntington Rd and Major Mackenzie Dr  
City File No.: Z.19.015, DA.19.063 & 19CDM-19V006**

Malone Given Parsons Ltd. (“MGP”) are the Planning Consultants for Nashville Major Developments Inc., Nashville Developments (South) Inc., Nashville Developments (North) Inc., Nashville Developments Inc., and Nashville 10 Acres Developments Inc., the owners of the Subject Lands identified on Figure 1 of this letter and collectively referred to as “Nashville Developments”.

On behalf of Nashville Developments, MGP has reviewed the May 10, 2022 General and Site-Specific Amendments to Comprehensive Zoning By-law 001-2021 Staff Report. Based upon our review, we note that the Holding (H) Symbol for the Nashville Medium Density Block (shown in purple on Figure 1) remains inconsistent with the approved removal under Zoning By law 1-88, as amended by Zoning By-law 153-2020.

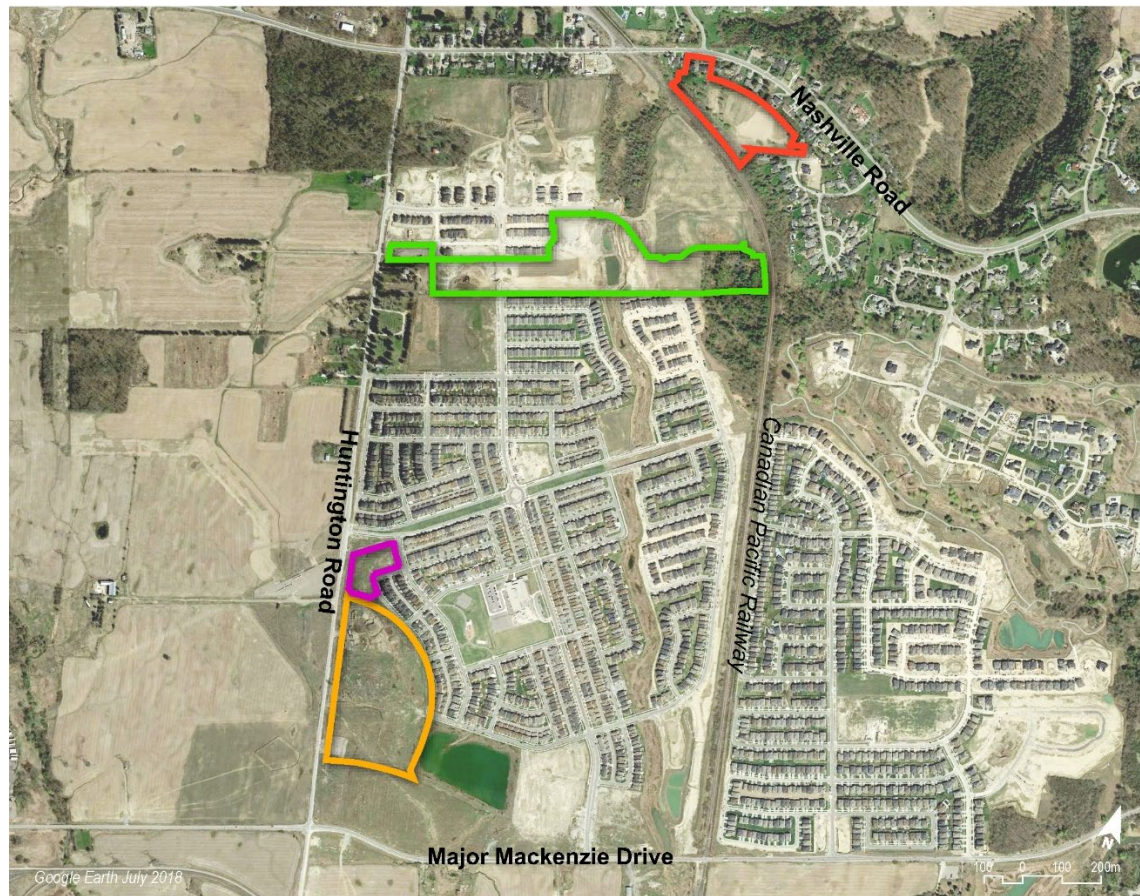
We acknowledge staff’s effort in addressing site-specific issues within the Nashville Heights Block, including in:

- The NE corner of Huntington Road and Major Mackenzie Drive W / Part of Lot 22 and part of the west half of Lot 21, Concession 9 (shown in orange on Figure 1), being the Nashville Southwest Block;
- Plan 19T-16V010 (Block 61 W) (shown in green on Figure 1), being the Nashville Mizuno Block; and,
- Part of Lots 32-37, 39, 40, 42-48, Plan 65M4692 (shown in red on Figure 1), being the Barons East Block.

However, we reserve our right to comment as a draft of the amendment texts and corresponding schedules have not been made available for review.

Figure 1 on the following page shows the location of the Subject Lands.

Figure 1 Location of Nashville Developments' Blocks



- Southwest Block  
City File No. 19T-19V001 & Z.19.004
- Barons East Block  
City File No. 19T-17V008 & Z.17.024
- Medium Density Block  
City File No. DA.19.063, Z.19.015 & 19CDM-19V006
- Nashville Mizuno Block  
City File No. 19T-16V010, Z.16.052 & Z.21.045

Source: Google Earth (2018), Malone Given Parsons Ltd (2022)

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,  
**Malone Given Parsons Ltd.**

**Natalie Lam, MCIP, RPP**  
Planner

cc Joan MacIntyre, MGP  
Nashville Developments  
Haiqing Xu, City of Vaughan  
Brandon Correia, City of Vaughan

May 12, 2022

**By E-Mail Only to [clerks@vaughan.ca](mailto: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](mailto: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

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

**From:** [Clerks@vaughan.ca](mailto: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](#)

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**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 10<sup>th</sup>, 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](mailto:gstefani@goldparkgroup.com)
- [gborean@parenteborean.com](mailto:gborean@parenteborean.com)
- [myarranton@KLMPlanning.com](mailto:myarranton@KLMPlanning.com)
- [apereira@klmplanning.com](mailto:apereira@klmplanning.com)

Regards,

**Aidan Pereira**

SENIOR PLANNER

**KLM PLANNING PARTNERS INC.**

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

**M** 647.982.4472 **F** 905.669.0097 **E** [apereira@klmplanning.com](mailto:apereira@klmplanning.com) **W** [www.klmplanning.com](http://www.klmplanning.com)

 Please consider the environment before printing this email



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KLM File: P-2172

May 12, 2022

Sent by E-mail to [clerks@vaughan.ca](mailto: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.



**C9**  
**COMMUNICATION**  
**COUNCIL – May 17, 2022**  
**CW (2) - Report No. 24, Item 1**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL (Please Distribute)

KLM File: P-3207

May 13, 2022

**Office of the City Clerk**  
**Vaughan City Hall**  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**Attention:** **City Clerk and Honourable Mayor & Members of Council**

**Attention:** **Nick Spensieri, City Manager**  
**Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer & CFO**  
**Haiqing Xu, Deputy City Manager, Planning & Growth Management**

**RE:** **Comments on the Following City Initiatives:**  
**Vaughan City-Wide Development Charges Update, and**  
**Community Benefits Charge Strategy**

---

On behalf of our client (**9630 Islington Inc.** - the “**Owner**” or “**Client**”), who owns land at the northwest corner of Islington Avenue and Napa Valley Avenue in Woodbridge (west side of Islington Avenue between Rutherford Road and Major Mackenzie Drive), municipally known as 9630 Islington Avenue (Approved Files Z.20.001 and DA.20.002), KLM Planning Partners Inc. (“**KLM**”) as the client’s land use planning consultant has been instructed to write to you to advise of their **opposition** to Vaughan’s proposed City-Wide Development Charges Update, and to the proposed Community Benefits Charge Strategy, which was documented in the Committee of the Whole Report dated April 12, 2022, and was the subject of a statutory Public Meeting and report on May 10, 2022, and the release of a draft City-Wide DC By-law for public view 10-days prior to the statutory meeting.

**Background – 9630 Islington Inc. Approvals**

On October 20, 2021, Vaughan Council approved the Owner’s Zoning By-law Amendment Application Z.20.001 and Site Plan Application DA.20.002 to allow the development of a 0.69 ha parcel for a 5-storey apartment building containing 89 residential units. The proposed development met the Vaughan Official Plan maximum permitted density requirement of 1.75 Floor Space Index (FSI) and the maximum 5-storey height limit, and therefore, the project was not subject to Section 37 density bonussing under the Planning Act and no Section 37 contributions were required to be paid by the Owner to the City.

The implementing Zoning By-law 137-2020 that amended Vaughan Comprehensive Zoning By-law 1-88 was enacted by Vaughan Council on October 20, 2021, and is in full force and effect.

Since October 2021, the Owner's consultant team has been addressing the site plan comments identified by the City and Region of York departments, which was followed by a formal submission on March 1, 2022. The consultant team is in the process of addressing a few minor remaining comments and will be making a further submission in May 2022, which is expected to result in the City and Region of York sending us their respective draft site plan agreements for review and execution over the next few months.

#### Concerns with the City-Wide DC and CBC Increases

The City-Wide Development Charges Update proposes a 40 % increase from the current DC rates on mid and high-density developments including small and large apartment units. In addition, the Community Benefits Charge Strategy proposes a 4 % charge on the land value on the date prior to the issuance of a Building Permit. These additional charges were not factored into the overall cost of the proforma for our client's project, and impacts the viability of constructing the building that was approved on October 20, 2021 for a total of 89 residential apartment units, and as mentioned earlier, is close to receiving a draft site plan agreement for review and execution over the next few months. In addition, we recently learned of the City's intentions to increase the cash-in-lieu of parkland dedication amount from the current \$8,500/unit to \$11,300/unit starting on September 18, 2022 with yearly phased-in increases to \$27,999/unit on March 1, 2025, and subsequent annual increases of 4.25 % thereafter, which will further compound the financial burden.

The combined financial hit to the developer that is associated with all of the above-noted charges does not assist to make housing prices lower and more affordable but rather has the opposite effect. For a project such as 9630 Islington Inc. that has been approved by Vaughan Council already but has not been issued a Building Permit, the added costs have the effect of significantly impacting the project as the added unforeseen costs cannot be absorbed by the developer and will need to be added to the purchase price of the unit. However, this may not always be possible in certain other situations where the units have been pre-sold.

The City needs to consider including a transition provision within the City-Wide DC By-law to allow developers with Council approved projects to lock into paying DC's at the current prevailing rate, and to also include an exemption provision within the CBC By-law so that the CBC is not applied to Council approved projects where an Owner was not previously required to pay Section 37 costs, as is the case with 9630 Islington Inc. Without these transition and exemption provisions, there is concern with the viability of this development.

We ask the following of Vaughan Council:

1. To consider a transition provision to be included in the City-Wide DC Rate By-law that will allow developers that have approved development applications to enter into an agreement with the City to pay DC's at the current existing rate.
2. To consider an exemption provision to be included in the Community Benefits Charge By-law that will exempt developers that have approved development applications and were not previously subject to a Section 37 charge when their project was approved from having to pay a CBC charge once the new Community Benefits Charge By-law comes into effect.



**C10  
COMMUNICATION  
COUNCIL – May 17, 2022  
CW (2) - Report No. 24, Item 1**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
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T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL (Please Distribute)

KLM File: P-3207

May 13, 2022

**Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1**

**Attention: City Clerk and Honourable Mayor & Members of Council**

**Attention: Nick Spensieri, City Manager  
Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer & CFO  
Haiqing Xu, Deputy City Manager, Planning & Growth Management**

**RE: Comments on the Following City Initiatives:  
Vaughan City-Wide Development Charges Update, and  
Community Benefits Charge Strategy**

---

On behalf of our client (**Kleinburg Village Development Corp.** - the “**Owner**” or “**Client**”), who owns land on the south side of Stegman’s Mill Road, just east of Islington Avenue in the historic Kleinburg Village Core, municipally known as 357, 365 and 375 Stegman’s Mill Road (Approved Files Z.21.020, 19T-21V005, 19CDM-21V003, and DA.21.023), KLM Planning Partners Inc. (“**KLM**”) as the client’s land use planning consultant has been instructed to write to you to advise of their **opposition** to Vaughan’s proposed City-Wide Development Charges Update, and to the proposed Community Benefits Charge Strategy, which was documented in the Committee of the Whole Report dated April 12, 2022, and was the subject of a statutory Public Meeting and report on May 10, 2022, and the release of a draft City-Wide DC By-law for public view 10-days prior to the statutory meeting.

**Background – Kleinburg Village Development Corp. Approvals**

On February 15, 2022, Vaughan Council approved the Owner’s Zoning By-law Amendment Application Z.21.020, Draft Plan of Subdivision Application 19T-21V005, Draft Plan of Condominium Application 19CDM-21V003, and Site Development Application DA.21.023 to allow the development of a 1.15 ha parcel for 13 freehold single-detached residential dwelling units served by an internal common element condominium road (on 0.78 ha of developable land) and the future conveyance of open space lands (0.37 ha) to the TRCA. The proposed development did not exceed the permitted density and height requirements in the Vaughan Official Plan 2010, and therefore, was not subject to Section 37 density bonussing under the Planning Act and no Section 37 contributions were required to be paid by the Owner to the City.



The implementing Zoning By-law 046-2022 that amended Vaughan Comprehensive Zoning By-law 1-88 was enacted by Vaughan Council on March 22, 2022, and is in full force and effect. A subsequent Administrative Correction Zoning By-law 061-2022 that included inadvertent omissions from the original by-law was enacted on April 26, 2022, and is currently subject to a statutory 20-day appeal period under the Planning Act that will end on May 30, 2022.

Since February 2022, the Owner's consultant team has been addressing the site plan comments identified by the City departments, which was followed by a formal submission on March 1, 2022 and subsequent City responses approving the site plan submission. The consultant team is working with the City Planning staff on the subdivision conditions clearing process with the aim of registering a Subdivision M-Plan over the next few months, followed by the execution of a site plan agreement shortly thereafter.

#### Concerns with the City-Wide DC and CBC Increases

The City-Wide Development Charges Update proposes a 37 % increase from the current DC rates on single-detached dwellings. In addition, the Community Benefits Charge Strategy proposes a 4 % charge on the land value on the date prior to the issuance of a Building Permit. These additional charges were not factored into the overall cost of the proforma for our client's project, and impacts the viability of constructing the 13 single-detached dwellings that was recently approved by Vaughan Council on February 15, 2022, and is within a few months of having the subdivision M-Plan being registered and the site plan agreement being executed. In addition, the requirement to pay cash-in-lieu of parkland dedication when factored into the overall costs (ie. in this case, the value of 5 % of the land that would otherwise be conveyed as parkland) will further compound the financial burden.

The combined financial hit to the developer that is associated with all of the above-noted charges does not assist to make housing prices lower and more affordable but rather has the opposite effect. For a project such as Kleinburg Village Development Corp. that has been approved by Vaughan Council already but has not been issued a Building Permit, the added costs have the effect of significantly impacting the project as the added unforeseen costs cannot be absorbed by the developer and will need to be added to the purchase price of the unit. However, this may not always be possible in certain other situations where the units have been pre-sold.

The City needs to consider including a transition provision within the City-Wide DC By-law to allow developers with Council approved projects to lock into paying DC's at the current prevailing rate, and to also include an exemption provision within the CBC By-law so that the CBC is not applied to Council approved projects where an Owner was not previously required to pay Section 37 costs, as is the case with Kleinburg Village Development Corp. Without these transition and exemption provisions, there is concern with the viability of this development.

We ask the following of Vaughan Council:

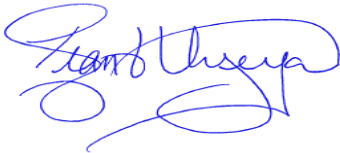
1. To consider a transition provision to be included in the City-Wide DC Rate By-law that will allow developers that have approved development applications to enter into an agreement with the City to pay DC's at the current existing rate.

2. To consider an exemption provision to be included in the Community Benefits Charge By-law that will exempt developers that have approved development applications and were not previously subject to a Section 37 charge when their project was approved from having to pay a CBC charge once the new Community Benefits Charge By-law comes into effect.
3. To consider lower City-Wide DC and CBC rates, and to consider various scenarios whereby the applicable rates can be lowered further where the developers commit to implementing desirable community benefits within the development design to off-set the total costs payable.

We look forward to Vaughan Council making amendments to the City-Wide DC and CBC By-laws to address our comments. If any Member of Vaughan Council or Vaughan Planning and Finance staff have any questions, I and the client can make ourselves available to meet with you.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



**Grant Uyeyama, BAA, MCIP, RPP**  
**Principal Planner**

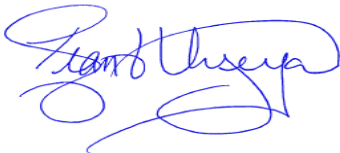
Copy to:            Art Saccoccia, Kleinburg Village Development Corp.  
                          John Andriano, Kleinburg Village Development Corp.  
                          Mark Yarranton, KLM Planning Partners Inc.

3. To consider lower City-Wide DC and CBC rates, and to consider various scenarios whereby the applicable rates can be lowered further where the developers commit to implementing desirable community benefits within the development design to off-set the total costs payable.

We look forward to Vaughan Council making amendments to the City-Wide DC and CBC By-laws to address our comments. If any Member of Vaughan Council or Vaughan Planning and Finance staff have any questions, I and the client can make ourselves available to meet with you.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



**Grant Uyeyama, BAA, MCIP, RPP**  
**Principal Planner**

Copy to: Steve Saccoccia Jr., Owner, 9630 Islington Inc.  
Art Saccoccia, Sky Homes Corporation  
Mark Yarranton, KLM Planning Partners Inc.



**Quinto M. Annibale\***  
**\*Quinto Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
e-mail address: qannibale@loonix.com

**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 Lormel Homes, which through related corporations (“Lormel 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 Lormel Group of Companies and the properties owned is set out in the attached Schedule “A”.

The Lormel 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 Lormel 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 Lormel 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 Lormel 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 Lormel 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 Lormel 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. Ozner Corporation (South) – 10131 Weston Road
2. West Rutherford Properties Ltd. – 3660 Rutherford Road
3. 2097500 Ontario Limited – 4077 Teston Road
4. Lormel Developments Ltd. – 11273 Jane Street
5. Kirbywest Ltd. – 3893 Kirby Road



**Quinto M. Annibale\***  
**\*Quinto Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
e-mail address: qannibale@loonix.com

**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



**Quinto M. Annibale\***  
**\*Quinto Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
e-mail address: qannibale@loonix.com

**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 Mizrahi Constantine (180 SAW) Inc. (“Mizrahi”), the owner of the property municipally known as 180 Steeles Avenue West, City of Vaughan.

Mizrahi is an appellant party 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 Mizrahi 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, Mizrahi notes that it is possible many of the proposed changes may be unproblematic.

However, as a draft by-law specifically showing the proposed amendments has not yet been made available for review, Mizrahi is unable to confirm that it does 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 Mizrahi. The balance of the proposed changes have not been reflected in any draft by-laws that have been made available for review.



Mizrahi therefore hereby provides this correspondence to preserve its appeal rights should a by-law be brought forward to deal with the balance of the changes described in the staff report and reserves its 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**

A handwritten signature in blue ink, appearing to be 'Q. Annibale', written over the company name.

Per: Quinto M. Annibale

QMA/br



**Quinto M. Annibale\***  
**\*Quinto Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
e-mail address: qannibale@loonix.com

**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 785343 Ontario Ltd. and I & M Pandolfo Holdings Inc., (“Pandolfo”), the owners of the lands municipally known as 7551 & 7601 Jane Street, City of Vaughan.

Pandolfo is an appellant party 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 Pandolfo 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, Pandolfo notes that it is possible many of the proposed changes may be unproblematic.

However, as a draft by-law specifically showing the proposed amendments has not yet been made available for review, Pandolfo is unable to confirm that it does 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 Pandolfo. The balance of the proposed changes



have not been reflected in any draft by-laws that have been made available for review.

Pandolfo therefore hereby provides this correspondence to preserve its appeal rights should a by-law be brought forward to deal with the balance of the changes described in the staff report and reserves its 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



**Quinto M. Annibale\***  
**\*Quinto Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
e-mail address: qannibale@loonix.com

**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 Pristine Homes (Pine Grove) Inc. (“Pristine”), the owner of the property municipally known as 8337, 8345, 8353 and 8359 Islington Avenue, City of Vaughan.

Pristine is an appellant party 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 Pristine 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, Pristine notes that it is possible many of the proposed changes may be unproblematic.

However, as a draft by-law specifically showing the proposed amendments has not yet been made available for review, Pristine is unable to confirm that it does 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 Pristine. The balance of the proposed changes have not been reflected in any draft by-laws that have been made available for review.

Pristine therefore hereby provides this correspondence to preserve its appeal rights should a by-law be brought forward to deal with the balance of the changes described in the staff report and reserves its 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