

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.