



**COMMUNICATION C25.**

**ITEM NO. 2**

**CW (PM)**

**October 3, 2023**

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October 2, 2023

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
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**Attention: Todd Coles,  
City Clerk**

**Re: Zzen Developments Limited  
City of Vaughan Official Plan Review  
City of Vaughan, Regional Municipality of York**

Dear Mr. Coles,

KLM Planning Partners Inc. are land use planners for Zzen Developments Limited and their affiliated companies (the "Client"), with respect to their numerous land holdings throughout the City of Vaughan. We are writing on behalf of the Client to provide comments and participate in the City of Vaughan's Official Plan review process.

We understand that the Official Plan review process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan. The purpose of this letter is to provide feedback to the City of Vaughan on the Part A Draft OPA.

Our client has not had a fulsome opportunity to review all of the potential impacts of the Part A Draft OPA on their various land holdings throughout the City. Based on a preliminary review, the Owners have concerns with Policies 9.2.2.11 c) and 9.2.22.25 c) iii and the adverse impacts those proposed policies may have on the viability of certain developments in various stages of the planning process. Furthermore, it is not clear why those proposed policies are being considered as part of this conformity exercise.

Therefore, our client reserves their right to provide further comments on the *entirety* of the Part A Draft OPA and we look forward to working with staff and Council on resolving our Client's concerns.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Virtanen, BES, MCIP, RPP  
Partner

CC: Joseph Sgro, Zzen Group of Companies  
Sam Speranza, Zzen Group of Companies  
Haiqing Xu, Deputy City Manager, Planning and Growth Management

## **APPENDIX 'A'**

### **REQUESTED PART A OFFICIAL PLAN AMENDMENT SCHEDULES**