

DATE: August 16, 2022

TO: Luis Correia, Senior Director, Solmar Development Corp.

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: 224 Wallace Street ("Subject Lands")
Part of Lot 62 on Compiled Plan 9831, being Parts 1, 2 and 3, Plan 65R-312220
Overiver Holdings Limited ("Overiver")

Dear Mr. Correia,

On October 20, 2021, Vaughan Council passed the new Comprehensive Zoning By-law 001-2021. Zoning By-law 001-2021 has been appealed to the Ontario Land Tribunal ("OLT") and, when in force, will replace Zoning By-law 1-88.

Pursuant to the Local Planning Appeal Tribunal's (now OLT) Order dated September 18, 2020 (Case No. PL111184), one (1) single detached dwelling is permitted on a portion of the Subject Lands identified on Map 13.56.A of Vaughan Official Plan 2010 ("VOP 2010"), attached hereto, subject to the criteria identified in Section 13.56.1.2 of VOP 2010.

The City, Overiver, and Toronto and Region Conservation Authority entered into Minutes of Settlement ("MOS") dated September 4, 2020 for the Subject Lands. Section 6 of the MOS requires the City to ensure that any future zoning of the Subject Lands brought forward by the City will comply with the standards and permissions of the "R3 Residential Zone" under Zoning By-law 1-88.

Through the Zoning By-law 001-2021 implementation exercise, a portion of the Subject Lands identified on Map 13.56.A of VOP 2010 intended to be zoned in accordance with the "R3 Residential Zone", pursuant to section 6 of the MOS, were inadvertently zoned "EP Environmental Protection Zone" under Zoning By-law 001-2021. This is contrary to VOP 2010 and Section 6 of the MOS.

On this basis, this memorandum serves to confirm that staff will, in due course, bring forward for Council's consideration a technical amendment to Zoning By-law 001-2021 for the Subject Lands to correct this inaccuracy. The technical amendment will rezone the Subject Lands shown on Map 13.56.A to an appropriate zone category in Zoning By-law 001-2021 that complies with the standards and permissions of the "R3 Residential Zone" under Zoning By-law 1-88, pursuant to Section 6 of the MOS.



memorandum

The contents of this Memorandum can be extended to any future owner of the Subject Lands.

Should you have any questions or concerns, please feel free to contact Mark Antoine, Senior Manager of Development Planning at 905-832-8585, extension 8212, or the undersigned at extension 8445.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu'.

Haiqing Xu

Deputy City Manager, Planning and Growth Management

Attachment: Local Planning Appeal Tribunal Decision dated September 18, 2020
(Case No PL111184)

Copy: Ben Pucci, Director of Building Standards and Chief Building Official
Elvio Valente, Manager of Zoning Services and Zoning Administrator
Candace Tashos, Legal Counsel, Planning and Development
Nancy Tuckett, Director of Development Planning
Mark Antoine, Senior Manager of Development Planning

13.56 South End of Wallace Street (Part of Lot 62 Registrar's Compiled Plan 9831)

APPROVED BY THE LOCAL PLANNING APPEAL TRIBUNAL ON SEPTEMBER 18, 2020

13.56.1 General

- 13.56.1.1. The following policies shall apply to the lands identified on Map 13.56.A.
- 13.56.1.2. Notwithstanding the Natural Area designation, one single-detached dwelling shall be permitted subject to the following:
- a) Prior to development on the lands for a single-detached dwelling, applications for Site Plan Control and, if necessary, Minor Variance approval, will be required to the satisfaction of the City of Vaughan, York Region and the Toronto and Region and Conservation Authority (TRCA).
 - b) Prior to submission of application as outlined in policy 13.56.1.2.a, and notwithstanding Policy 10.1.3.3 of the VOP 2010, the City of Vaughan, York Region and the TRCA shall advise the Applicant at a Pre-Application Consultation meeting of such information, studies, materials or actions as will be required. The following outlines the specific TRCA studies that may be expected to be required, but shall not be construed as an exhaustive listing as conditions may be subject to change over time:
 - 1. Natural Hazards;
 - 2. Flood study if amendments to the TRCA's updated modelling is being sought;
 - 3. Meander Belt Assessment;
 - 4. Toe-of-slope staking;
 - 5. Long-Term Stable Toe of Slope Assessment;
 - 6. Topographic Survey prepared by an Ontario Land Surveyor;
 - 7. Natural Heritage;
 - 8. Woodland and Contiguous Vegetation staking;
 - 9. Woodland assessment to determine significance;
 - 10. Floral and Faunal surveys in appropriate seasons;
 - 11. Environmental Impact Study; and
 - 12. Hydrogeology assessment if underground parking proposed.

- c) Development of the lands will be subject to Site Plan Control.
- d) Any development will be contingent upon securing a permit from TRCA pursuant to Ontario Regulation 166/06.

Map 13.56.A
South End Of Wallace Street

