

10 September 2024

Sent via E-mail to clerks@vaughan.ca

Office of the City Clerk
Vaughan City Hall,
2141 Major Mackenzie Drive
Vaughan ON, L6A 1P7

Dear Committee Members and Members of Council:

**Re: Agenda Item No. 4.3 - City-Wide Comprehensive Zoning By-Law 001-2021
General and Site-Specific Amendments
Comment Submission – 7600 Weston Road (Woodbridge Square)**

We represent Dev-West Properties Inc., the owner of the property located at 7600 Weston Road in the City of Vaughan (the “**Subject Property**”). We write to acknowledge the technical amendment that staff is proposing for the Subject Property and confirm our understanding of the form of that amendment.

Background

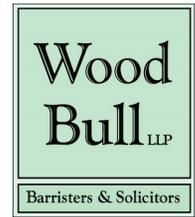
In 2022, our office consulted City staff and legal counsel about a concern that Zoning By-law 001-2021 (“**ZBL 001-2021**”) did not provide clarity as to whether the existing Shopping Centre on the Subject Property, known as Woodbridge Square, is a permitted use in the GMU General Mixed-Use zone at its current size. The City resolved the concern by confirming that it would treat the existing Shopping Centre as legal non-conforming for the time being to avoid re-tenanting issues, and then in due course, bring forward a technical amendment to ZBL 001-2021 “to recognize a “Shopping Centre” with an existing GFA greater than 10,000 m² as an existing permitted use and size on the Subject Lands”. For ease of reference, the City’s memorandum setting out this resolution is attached.

Technical Amendment

We understand that planning staff is proposing to bring an information report to the Committee of the Whole (the “**Committee**”) at its meeting on 10 September 2024 to receive comments from the public and the Committee on proposed general and site-specific amendments to ZBL 001-2021. After reviewing the staff report and accompanying attachments, we acknowledge that staff propose to bring the following site-specific amendment to a future Committee meeting:

“To add permission for a Shopping Centre to have a GFA of 10,419 m² to site-specific exception 14.443 of the CZBL, which was previously permitted by Zoning By-law 1-88.”

10 September 2024



We thank staff in advance for bringing this matter forward and write to confirm our understanding that the technical amendment to exception 14.443 will include permission for a Shopping Centre, which shopping centre may be 10,419 sm in size. In our view, it is important that both the use and the size permissions be clearly stated in the site-specific exception to avoid any uncertainty in the future.

We welcome an opportunity to review a draft of the amendment when it is available, and to work with staff regarding same as needed.

If you have any questions or concerns, please contact the undersigned.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Jshapira", is written over a light blue rectangular background.

Johanna R. Shapira

JRS/as

- c. Client
Chris Cosentino, Senior Planner
P. Patterson, Counsel to City of Vaughan

DATE: September 23, 2022

TO: Morguard Investments Limited and Dev-West Properties Inc.

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

RE: Comprehensive Zoning By-law 001-2021
Woodbridge Square - 7600 Weston Road ("Subject Lands")

On October 20, 2021, Vaughan Council passed 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.

The Subject Lands are zoned "C5 Community Commercial Zone" by Zoning By-law 1-88 and are subject to site-specific Exception 9(720). The Subject Lands are zoned "GMU General Mixed-Use Zone" by Zoning By-law 001-2021 and are subject to site-specific Exception 443. A "Shopping Centre" as defined by Zoning By-law 001-2021, is not a permitted use in Section 8.2.1 under the "GMU General Mixed-Use Zone" of Zoning By-law 001-2021.

The following issues as they relate to Zoning By-law 001-2021 have been identified in an email dated July 21, 2022, from Ms. Johanna Shapira regarding the Subject Lands which are owned by Dev-West Properties Inc. and managed by Morguard (together, the 'Owner'):

- If re-tenanting the existing shopping mall will require the Owner to obtain relief from Zoning By-law 001-2021
- A "Shopping Centre" being listed as a separate use and not being permitted in the "GMU General Mixed-Use Zone" for the Subject Lands
- A maximum Gross Floor Area ('GFA') of 10,000 m² for a Shopping Centre; whereas the existing shopping centre on the Subject Lands has a leasable area of approximately 10,419 m²

Staff from the Development Planning and Building Standards Departments have reviewed the comments identified above and provide the following assurances:

1. The City will consider the existing Shopping Centre on the Subject Lands as a legal non-conforming use in accordance with Section 34(9) of the *Planning Act*. Re-tenanting existing spaces for uses permitted in a Shopping Centre in accordance with Section 5.5 and 5.6 of Zoning By-law 1-88 (permitted uses in the C5 Community Commercial Zone) would not result in non-compliance or the

withholding of a Building Permit. Excerpts of Sections 5.5 and 5.6 of Zoning By-law 1-88 are attached hereto.

2. City staff will, in due course, bring forward for Council's consideration a technical amendment to Zoning By-law 001-2021, on a site-specific basis or as a general amendment to Zoning By-law 001-2021, to recognize a "Shopping Centre" with an existing GFA greater than 10,000 m² as an existing permitted use and size on the Subject Lands.
3. The City confirms that Zoning By-law 001-2021, Chapter 14.443, as adopted on October 20, 2021, permits a hotel and retail warehouse on the Subject Lands. Exception No. 443 is attached hereto.

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

Should you have any questions or concerns, please contact Mark Antoine, Senior Manager of Development Planning at 905-832-8585, extension 8212, or Elvio Valente, Manager of Zoning Services and Zoning Administrator at extension 8374.

Yours sincerely,



Haiqing Xu

Deputy City Manager, Planning and Growth Management

Attachment: Section 5.5 and 5.6 of Zoning By-law 1-88
Exception No. 443, Zoning By-law 001-2021

Copy: Ben Pucci, Director of Building Standards
Candace Tashos, Legal Counsel, Planning and Development, Legal Services
Nancy Tuckett, Director of Development Planning

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Comment Submission – 7600 Weston Road (Woodbridge Square)
Date: September-11-24 9:28:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[PDF Ltr to Committee re Technical Amendment.pdf](#)

C10
Communication
Council – September 24, 2024
CW(PM) – Report No. 28 Item No. 3

From: Anusha Singh <asingh@woodbull.ca>
Sent: Tuesday, September 10, 2024 9:35 AM
To: Clerks@vaughan.ca
Cc: Patterson, J. Pitman <PPatterson@blg.com>; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Michael Torres <Michael.Torres@vaughan.ca>
Subject: [External] Comment Submission – 7600 Weston Road (Woodbridge Square)

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To Whom It May Concern,

Please see attached for our submission to Committee/Council pertaining to *Item 4.3 - City-Wide Comprehensive Zoning By-Law 001-2021 General and Site-Specific Amendments* on the Committee of the Whole agenda, scheduled to go to Committee of the Whole on September 10, 2024 and Council on September 24, 2024.

These comments are being submitted by our office on behalf of our clients at who own the property located at 7600 Weston Road in the City of Vaughan.

Kindly confirm receipt of this letter once received and please let me know if you require anything further.

Thank you,

Anusha Singh | Msc., BURPI
Planner | **Wood Bull LLP**

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F. 416.203.8324
E. asingh@woodbull.ca



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