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File: P-3298

May 5, 2025

Office of the City Clerk
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

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Communication
CW(1) – May 6, 2025
Item No. 1

Attention: **Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole**

Re: **City-Wide Comprehensive Zoning By-law 001-2021**
General and Site-Specific Amendment File No. Z.25.005
Melrose Investments Inc.
Various VMC Sites: 185 Doughton Road and 130 Doughton Road

We are acting on behalf of our client, Melrose Investments Inc., the owner of the above noted lands, which are subject to approved development applications for high-rise mixed use residential uses.

We are concerned that the staff recommendation report to approve the proposed amendments does not include the actual proposed amendment language so that we can properly review against our client’s approved developments. In particular, we are interested in understanding if the amendments to the definitions to Podium, Tower and Tower Step-Back would have impacts to our client’s approved high-rise buildings.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally. As such, we are highly concerned that these amendments may be hastily approved, without proper public consultation, which could result in amendments that negatively impact approved developments. Our client has spent significant efforts in having site plan drawings prepared in accordance with the current Zoning provisions and definitions, as approved, which may be impacted by these “sight unseen” proposed amendments should they be approved today.

We request that the Committee defer this matter to provide staff additional time to finalize the proposed amendments in draft form for proper public review and consultation before they be bought back for approval. We make this request in the interest of avoiding potential unintended impacts and delays to our client as they build out their approved development sites in the VMC.

Yours truly,
KLM PLANNING PARTNERS INC.

Billy Tung, BES, MCIP, RPP
Partner
Copy: Melrose Investments Inc.