

May 5, 2025

GSAI File: 709-017

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Todd Coles
City Clerk

Vince Musacchio
Interim Deputy City Manager

Re: City of Vaughan City-Wide Comprehensive Zoning Review
Submission Comment Letter
12021 Jane Street
Tonlu Holdings Limited (c/o The Rinomato Group)

Glen Schnarr & Associates Inc. ('GSAI') is the Planning Consultant for Tonlu Holdings Limited (c/o The Rinomato Group), the registered owner of the property municipally known as 12021 Jane Street in the City of Vaughan (the 'subject property' or the 'site'). The site is rectangular in shape and generally located north of Kirby Road and east of Jane Street. The subject property has an approximate area of 20.9 hectares (51.6 acres) and is legally described as PT LT 34 CON 4 (VGN) PTS 1 & 2 65R32490, S/T R601671 (PARTIALLY RELEASED BY YR1376799) CITY OF VAUGHAN.

It is our understanding since the enactment of the Comprehensive Zoning By-law on October 20, 2021, City staff have identified technical omissions and clarifications in the Comprehensive Zoning By-law that are recommended for correction and amendment.

On behalf of our client, GSAI is pleased to submit this Letter to request consideration to re-zone the subject property from Agriculture (A) to Future Development (FD) based on the following reasons:

1. When the City enacted the Zoning By-law in October 2021, the subject property was still being considered for urban expansion by the City, the Region and the Province and as such, it was appropriate at that time to maintain the Agricultural zoning for the site;
2. Since October 2021, the Province approved the City's and the Region's adoption of the 2051 urban boundary that included the subject property;
3. The City of Vaughan intends to initiate a Secondary Plan for Block 28 which includes the subject property and the landowners are working with City staff to initiate that process;
4. The landowners in Block 28 have formally created a landowner group to engage with the

City to facilitate the Secondary Planning process;

5. Applying the Future Development (FD) Zone informs the public that these lands are destined for urban development whereas the Agricultural zone may be perceived by the general public as being set aside for permanent agricultural uses.

We appreciate the opportunity to provide comments on the City of Vaughan Zoning By-law and we ask the City Clerk to share our letter submission with the Mayor and Council. Please do not hesitate to contact the undersigned should you have any questions or comments.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Sebastian Alzamora, MCIP, RPP
Planner

cc. Bill Manzon, Rinomato Group
Colin Chung, GSAI